



**Connells**

Carnoustie Court Caxton Way  
Haywards Heath



### Property Description

A well presented top floor apartment offering bright, generous accommodation in a highly convenient town centre position. The property features two comfortable double bedrooms and large bathroom, alongside an impressive open plan kitchen, living and dining space with an attractive double aspect outlook.

The contemporary kitchen is fitted with integrated appliances, gas hob, range of wall and base units and a useful breakfast bar that incorporates additional storage. The open plan layout creates a generous, light filled space, perfect for everyday living and entertaining.

Residents benefit from a secure entry system, well maintained communal gardens plus permit and visitor parking. Conveniently positioned moments away from the town centre, the location provides excellent access to shops, transport links and local amenities.

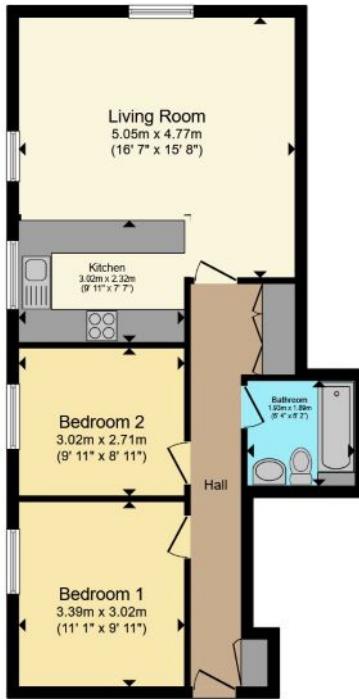
The vendor advises that a lease extension is currently in process - please contact the branch for further information

This attractive property is ideal for those seeking a stylish, low maintenance home in a central location within Haywards Heath, offering a range of shopping and recreational facilities and mainline station providing fast and frequent services to London and Brighton









Total floor area 60.8 m<sup>2</sup> (654 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Connells

To view this property please contact Connells on

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**E [haywardsheath@connells.co.uk](mailto:haywardsheath@connells.co.uk)**

135 South Road  
 HAYWARDS HEATH RH16 4LY

EPC Rating: C    Council Tax Band: C    Service Charge: 1100.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HAY405601](http://connells.co.uk/Property/HAY405601)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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