



**Flat 4, St Richards Court**  
47 Sydney Road, Haywards Heath, RH16 1QD

■ ■ ■ Mark Reville & Co

## Flat 4, St Richards Court

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**Guide Price £275,000 Leasehold**

A superb first floor two bedroom flat ideally located close to the station, set within a small and well maintained block. The accommodation comprises a spacious open-plan kitchen/dining/living room featuring a charming bay window, two well proportioned bedrooms, a modern family bathroom, and 2 large useful storage cupboards. The property has the benefit of telephone entry system to the block and an allocated parking space. Offered to the market with no onward chain, this property is an excellent opportunity for first time buyers or buy-to-let investors alike. The flat offers strong rental appeal due to its convenient location, with a potential rental income of £1,375 per month, providing a gross yield of 4.8%.

Situated in this sought after location just a short walk to Clair Park, Waitrose and Sainsbury's Superstores, the Dolphin Leisure Centre and Haywards Heath mainline railway station providing a fast and frequent service to London (Victoria/London Bridge 42-45 minutes.) The town is also close by offering an array of shops and in the Broadway a range of restaurants and bars. To the west of Haywards Heath lies the A23/M23 providing a direct route to the motorway network, Gatwick Airport is around 13 miles to the north and a similar distance to the south is the cosmopolitan city of Brighton.

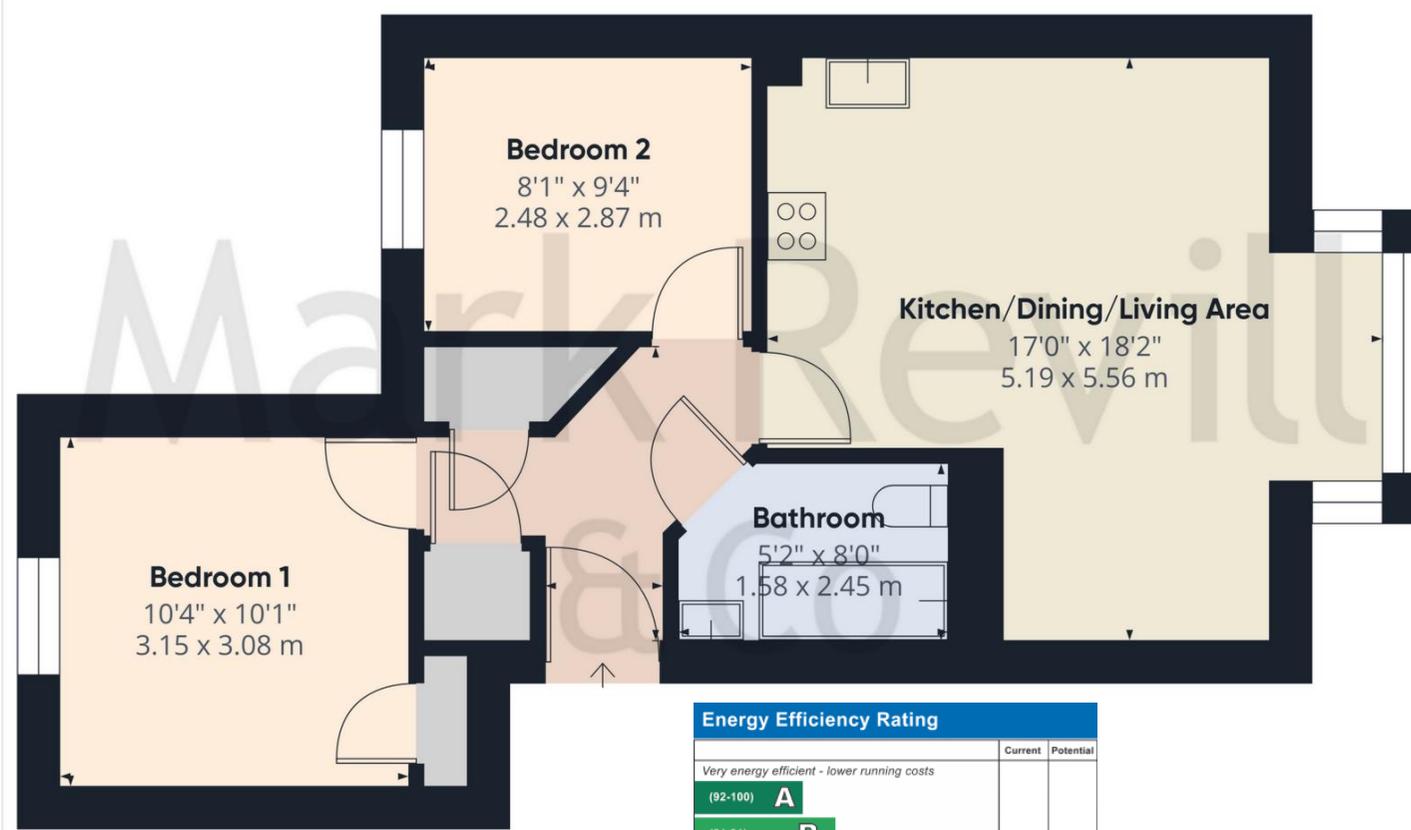
**Service Charge: £2200 per annum**

**Ground Rent: £175 per annum**

**Length of Lease: 109 years remaining**







Approximate total area<sup>(1)</sup>  
544 ft<sup>2</sup>  
50.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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