



5 Heath Court

Heath Road, Haywards Heath, RH16 3AF

■ ■ ■ Mark Reville & Co

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Offers in Excess of £110,000 Leasehold

A wonderful opportunity has arisen to purchase a rarely available, beautifully refurbished ground floor garden flat, offering a truly unique position with no adjoining neighbouring walls ensuring a level of peace and quiet seldom found. Over the past year, the property has undergone extensive improvements, including a newly fitted kitchen and bathroom, new carpeting, a Joule hot water cylinder, and an upgraded consumer unit. The kitchen is fitted with stylish Howdens porcelain gloss cupboards complemented by a travertine-effect laminate worktop, while the bathroom has been thoughtfully designed with a low-level bath for ease of access, a comfort-height toilet, and is fully tiled in elegant 'Alhambra Sand' ceramic tiles from Spain. A particular highlight is the patio door providing direct access onto the garden, along with a kitchen window enjoying a lovely green outlook something many similar flats simply do not offer. The property also benefits from its own washing machine, avoiding the need for communal laundry facilities.

Heath Court occupies a central and convenient position in Haywards Heath, directly opposite a modern health centre and just a short walk from The Broadway, which offers a good selection of shops, cafes, and restaurants. The town centre is also close by, providing a wider range of amenities including banks, a post office, and a Marks & Spencer. Both Waitrose and Sainsbury's supermarkets are easily accessible, and Haywards Heath mainline railway station is within easy reach, offering fast and regular services to London and the south coast.

Ground Rent: £439 per annum (to be verified)

Maintenance: £2,589 per annum (to be verified)

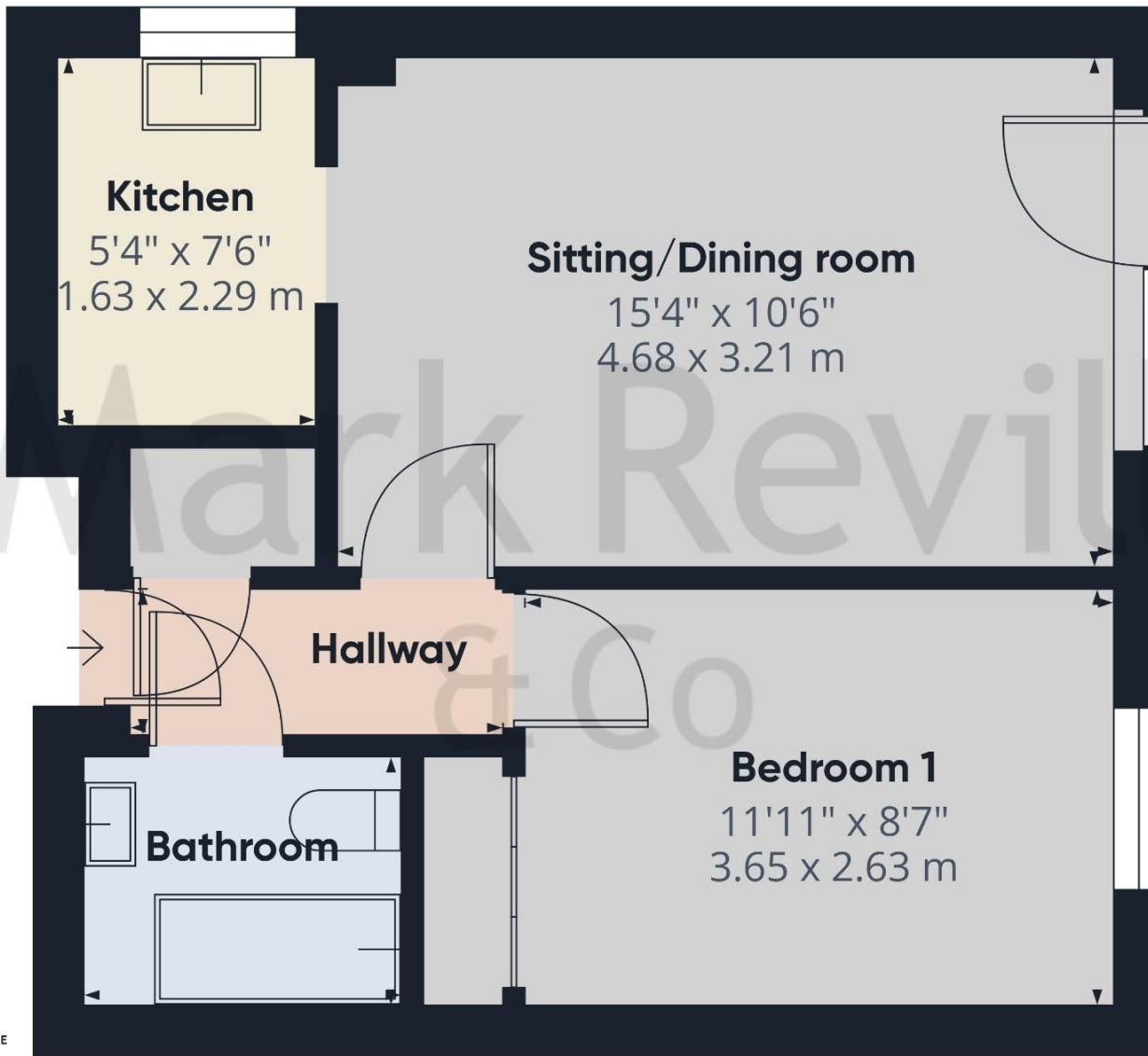
Lease: To be verified





The current owner comments: "I felt very lucky to find this lovely, peaceful flat and had intended to stay for several years. My circumstances have changed, however, and I am moving back to the coast. I wish I could take this flat with me. It is so calm and relaxing sitting here looking out onto the garden and listening to the birdsong, and the proximity to the shops and amenities of central Haywards Heath has been marvellous. I am sad to leave, particularly after all the care invested in the refurbishment, but I am certain someone else will truly appreciate the peace, privacy, and excellent location this flat offers."





Approximate total area⁽¹⁾
 392 ft²
 36.3 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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.

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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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