



2 Muster Court, Muster Green, Haywards Heath, RH16 4AW

Guide Price £240,000 – £250,000 ... Leasehold with Share of Freehold



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A very well presented 2 bedroom ground floor apartment with patio access in this very well managed block on the western edge of the town centre close to all the shops, the fashionable Broadway restaurants and a 0.4 mile walk to the railway station.

- Ground floor town centre apartment
- Part of a very well managed complex
- Secure entry system to the block
- Lounge with doors out to patio
- Separate kitchen & spacious bathroom
- Resident's car parking area
- Resident's communal gardens
- Garages are sometimes available to rent
- Within a stone's throw of the Broadway
- 5 mins walk into town centre shops
- 0.4 mile walk to railway station
- EPC rating: C - Council Tax Band: B
- Tenure: Leasehold 150 years from 01.01.2001 with share of Freehold
- Ground rent: £50 per year for the first 25 years rising by £50 a year for each 25 years thereafter.
- Service charge: for the year 01.04.2026–31.03.2027= £1409.55
- Managing agents: Hunters Estates & Property Management - Tel: 01444 254400



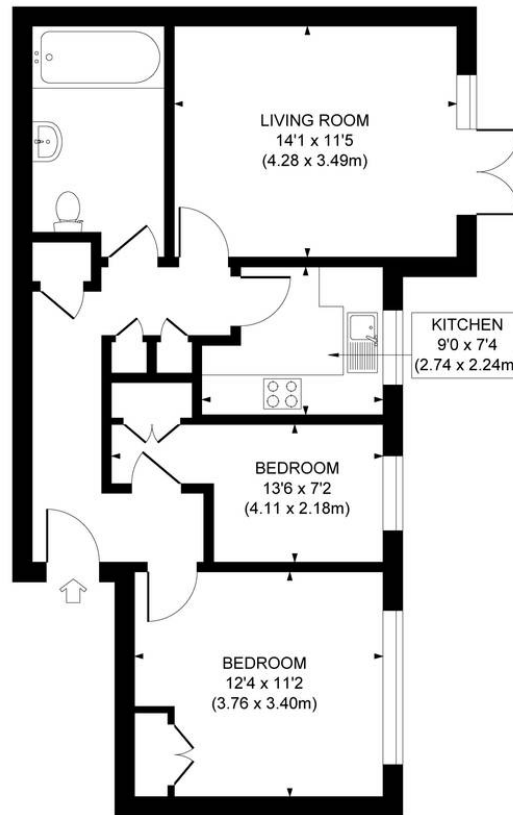
Muster Court is off Muster Green which is a conservation area situated just to the west of the town's trendy Broadway and main shopping area of South Road close to an ancient pub "The Sergison Arms" (now The Miller & Carter Steak Restaurant), Victoria Park, Beech Hurst gardens and is within a 10 minute walk of Bolnore Woods and the Paiges Meadow and Blunts Wood nature reserve providing some wonderful country walks. The town centre has an extensive range of shops, restaurants, cafés and bars, several supermarkets including Marks & Spencer, Waitrose and Sainsbury's. There is also a 6th form college, leisure centre and numerous sports clubs and social groups.

Nearby beauty spots including both Ditchling and Chailey nature reserves, the Ashdown Forest, the South Downs National Park and Ardingly reservoir are within easy reach and the picturesque village High Streets of both Lindfield and Cuckfield within walking distance. Good road links are close by and the A/M23 is about 5 miles to the west.

Distances: (Approximate miles on foot/car) Railway station 0.6 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins) Harlands Primary School 1.3 St Joseph's RC Primary RC 0.55 Warden Park Primary Academy 0.7 Warden Park Secondary Academy 1.5 A/M23 at Bolney 5 Gatwick Airport 14 Brighton Seafront 16



Approximate Gross Internal Area
649 sq. ft / 60.30 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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