



## 3 Troon Court

Iona Way, Haywards Heath, RH16 3TA

 Mark Reville & Co

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Guide Price £235,000 Leasehold

This superb ground floor flat has been tastefully modernised and redecorated in recent years, offering bright and airy accommodation throughout. The property comprises: two bedrooms, a stylish fitted bathroom with shower over, a well-equipped kitchen with appliances, and a spacious L-shaped double aspect sitting room. Further benefits include gas central heating, double glazing, ample storage, and a clean, neutral décor. Enjoying a tucked-away position with pleasant views over beautifully maintained communal gardens, the property is ideally situated close to the town centre and also benefits from the convenience of residents' parking. Offered with no onward chain, this flat is ready for immediate occupation and represents an excellent opportunity for first time buyers or buy-to-let investors. An internal viewing is highly recommended.

Situated in this convenient central location just a short walk to the town centre with its wide range of shops and to The Broadway with its array of restaurants, whilst the mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath has a modern leisure complex, several parks, a Waitrose and Sainsbury's superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distant to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

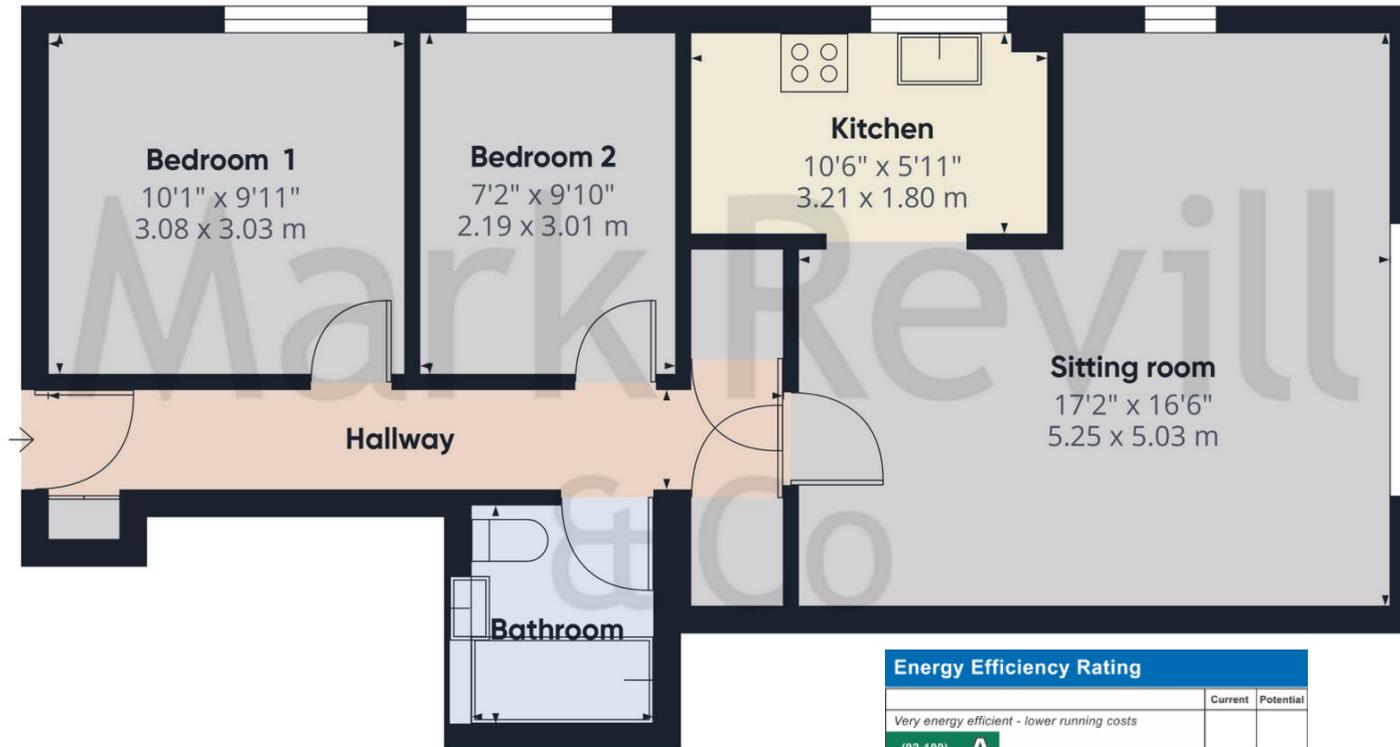
Ground Rent: £70 per annum

Service Charge: £1218.80 per annum

Lease: 215 years from 1st January 1979 (169 years unexpired)







Approximate total area<sup>(1)</sup>  
597 ft<sup>2</sup>  
55.4 m<sup>2</sup>

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>	75	77
(55-68)	<b>D</b>		
(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	

(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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