

11 Troon Court,

Iona Way, Haywards Heath, RH16 3TA

Mark Revill & Co

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Guide Price £235,000 Leasehold

This stunning top floor flat has just undergone a complete modernisation, offering a bright and beautiful living space throughout. The property features two spacious double bedrooms, the modern bathroom is sleek and contemporary, while the open-plan, double aspect kitchen and living room creates a fantastic, airy space ideal for both entertaining and relaxing. Further benefits include gas central heating, double glazing, and the convenience of parking. With no ongoing chain, this property is ready for immediate occupancy, making it an excellent choice for first-time buyers or those looking to invest in the rental market.

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: Nil
Service Charge: £1,218 per annum
Lease: 167 years remaining









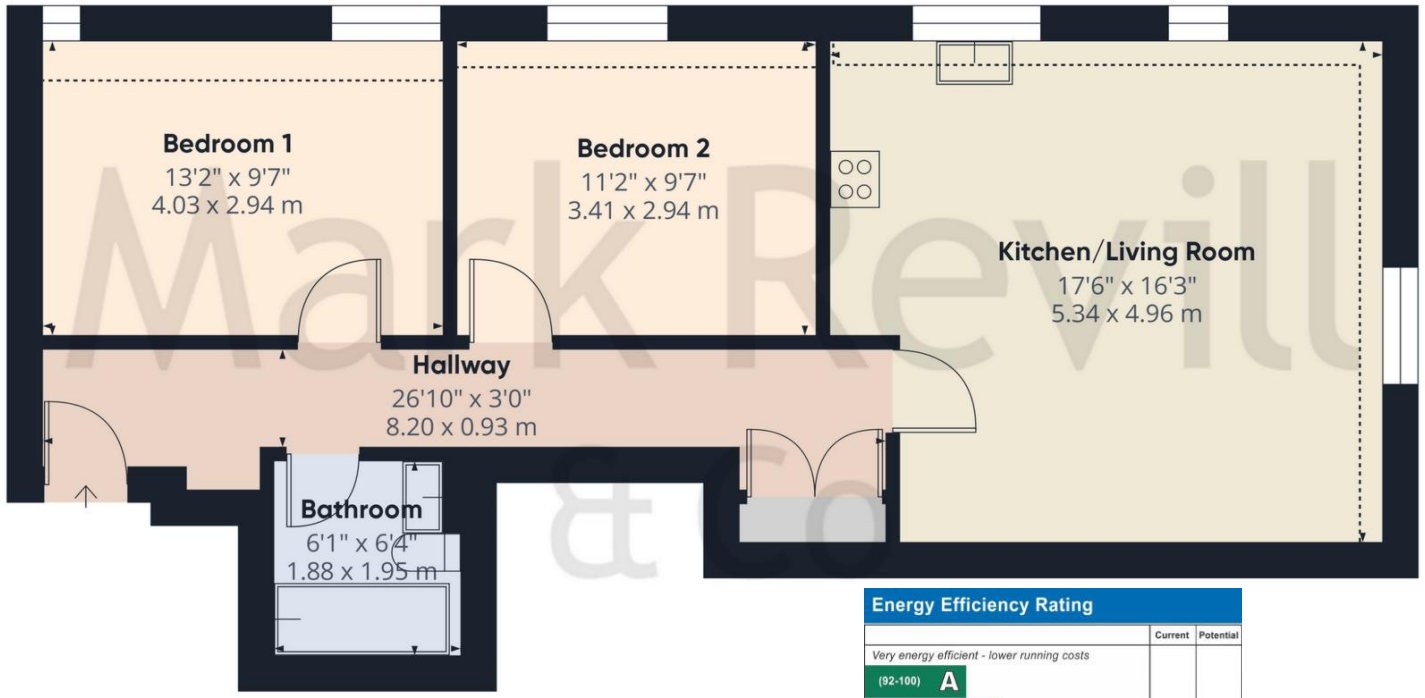


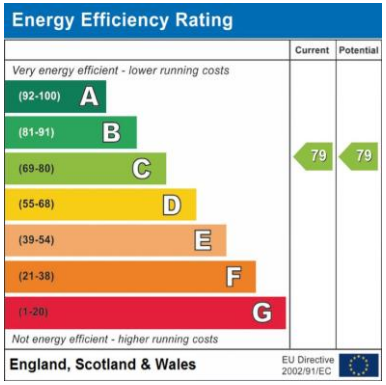












Approximate total area(1)

649 ft²

60.2 m²

Reduced headroom

52 ft²

4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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