



45 Heath Court
Heath Road, Haywards Heath, RH16 3AF

45 Heath Court

Heath Road, Haywards Heath, RH16 3AF

Guide Price £90,000 Leasehold

This excellent top (second) floor 'independent living' flat forms part of an attractive purpose built development constructed in 1987 by McCarthy & Stone specifically designed for the active 60 years and over. The accommodation incorporates a spacious living room enjoying elevated far reaching views, a refitted kitchen with window, a double bedroom with large built-in wardrobe and a refitted shower room with white suite. The property has the benefit of electric heating and double glazed windows, a security entry phone system, an emergency Appello call system. The residents have the use of an automatic passenger lift, communal lounge with kitchen, laundry on the lower ground floor, communal gardens with sun terrace, residents and visitors parking and there is a guest suite available at a nominal charge.

Heath Court is located in a central position opposite a modern health centre and just a short walk to The Broadway with its shops, restaurants and amenities. The town centre is close at hand offering a wide range of shops, several coffee shops, banks, post office and Marks and Spencer, whilst the mainline railway station is within easy reach as is Waitrose and Sainsbury's superstores.

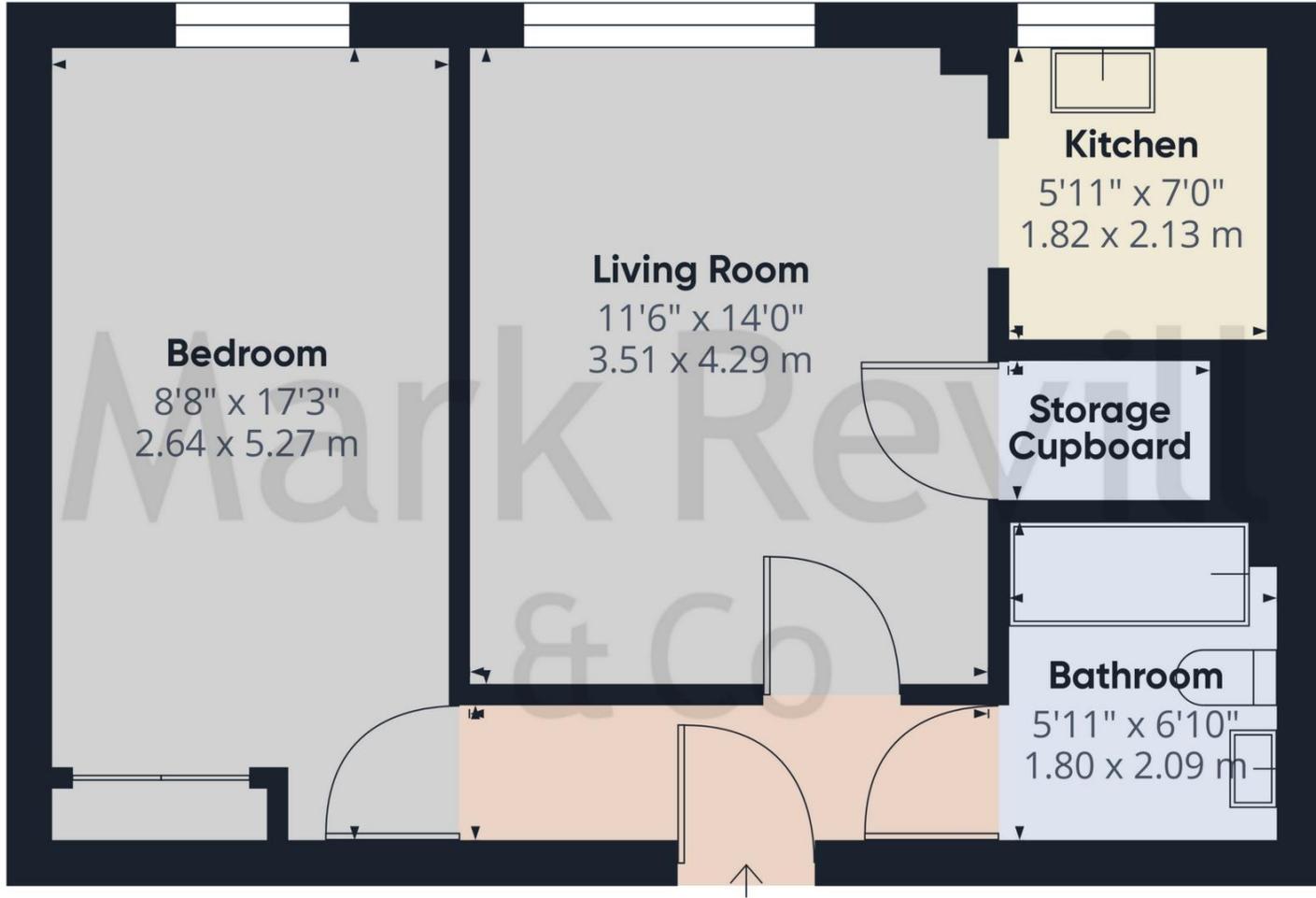
Ground Rent: £493.62 per annum.

Service Charge: £3,883.54 per annum.

Lease: 86 years remaining.







Approximate total area⁽¹⁾
441 ft²
40.97 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(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

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 are based on RICS IPMS 3C standard.

GIRAFFE360

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

Haywardsheath@markrevill.com



Mark Revill & Co