9 Highland Court

Church Road, Haywards Heath, RH16 3NZ

Mark Revill & Co

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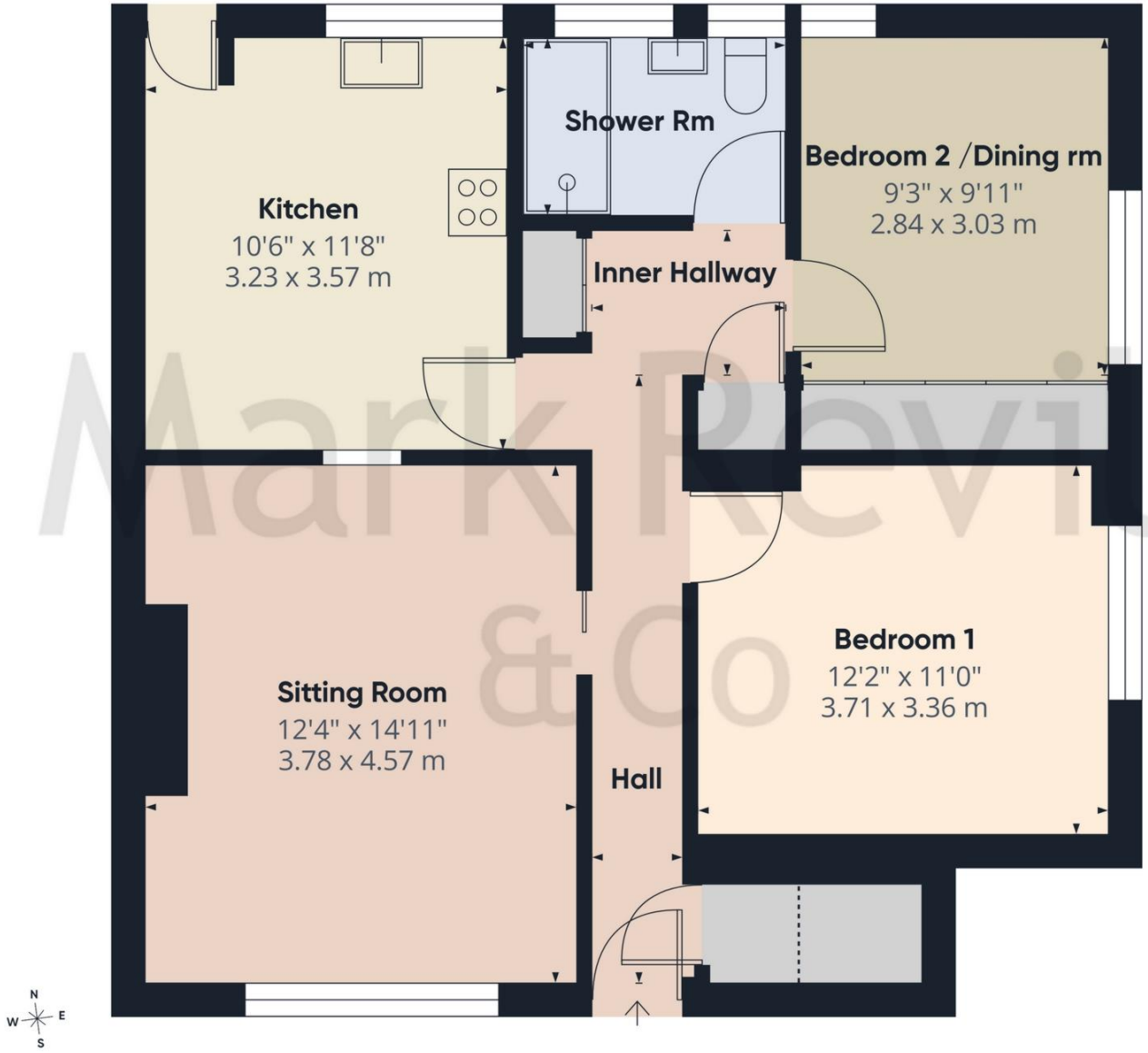
Guide Price £300,000 Freehold

A rare opportunity to acquire a well maintained two double bedroom ground floor freehold flat forming part of a two storey, purpose built building within a small, select development close to town centre and local amenities. The flat offers bright, spacious and well presented accommodation throughout, benefiting from gas fired central heating and double glazed replacement windows. The flat benefits from having its own private entrance, a generous sitting room with fireplace and window to the front aspect, a spacious kitchen with ample storage, worktops, appliance space, as well as two good sized double bedrooms. Additional features include an entrance hallway with a large understairs cupboard, a built-in storage cupboard off the rear lobby and a shower room with a white suite and walk-in double shower. Residents enjoy access to beautifully maintained communal gardens, arranged with well tended lawns, colourful flower and shrub borders and block paved pathways. The property also benefits from having a garage situated in nearby block of six with pitched roof and high level storage, double doors on entry. There is also residents' parking available. No onward chain - internal viewing highly recommended.

Highland Court is a quiet cul-de-sac just off Church Road, enjoying a highly convenient central location within easy walking distance of Haywards Heath town centre and The Broadway with its array of shops, cafés, and restaurants. Haywards Heath mainline railway station is also within close reach, offering fast and frequent services to London (Victoria/London Bridge in approximately 42-45 minutes). The town benefits from a modern leisure centre, Waitrose and Sainsbury's superstores and excellent transport links with the A23 approximately 5 miles to the west, providing direct access to the M23/M25 motorway network. Gatwick Airport is around 15.5 miles to the north, while Brighton and the south coast are a similar distance to the south.

Maintenance: £1,000 per annum to include buildings insurance.



Approximate total area(1)

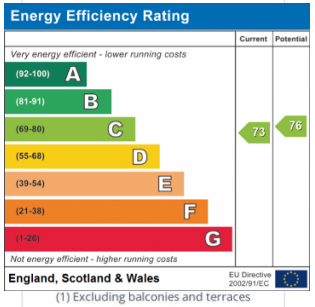
705 ft²

65.5 m²

Reduced headroom

11 ft²

1 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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