



20 Arbor Court
Heath Road, Haywards Heath, RH16 3BQ

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Guide Price £225,000 Leasehold

This spacious two bedroom apartment occupies a desirable top floor position and enjoys far reaching views towards Ashdown Forest. The accommodation includes a large, double aspect living and dining room which benefits from excellent natural light and provides access to the hallway and kitchen. The kitchen is well planned and comes complete with appliances. There are two bedrooms, a family bathroom which would benefit from updating, and a number of useful storage cupboards. The property further benefits from a new lease extension, a telephone entry system, lift access to all floors, and residents' and visitor parking. Offered to the market with no ongoing chain, this apartment presents an excellent opportunity for both homebuyers and investors alike.

Situated in this popular central location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 6.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

Service charge is charged every 6 months and split as follows:

Ground Rent: Peppercorn

Service Charge: £764.93

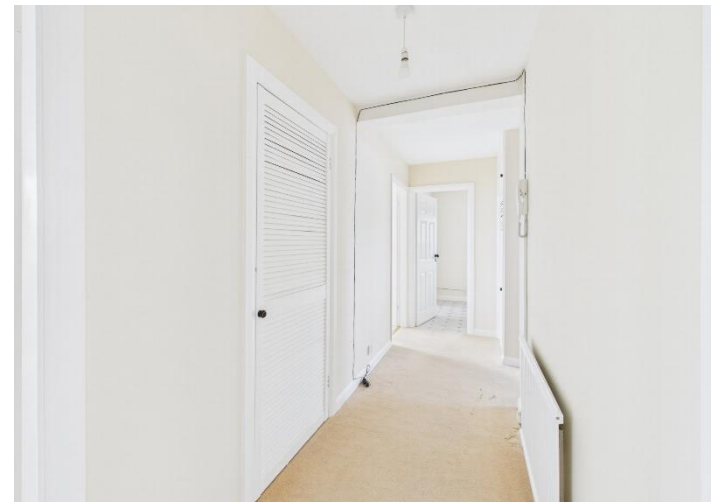
Lift service charge: £124.35

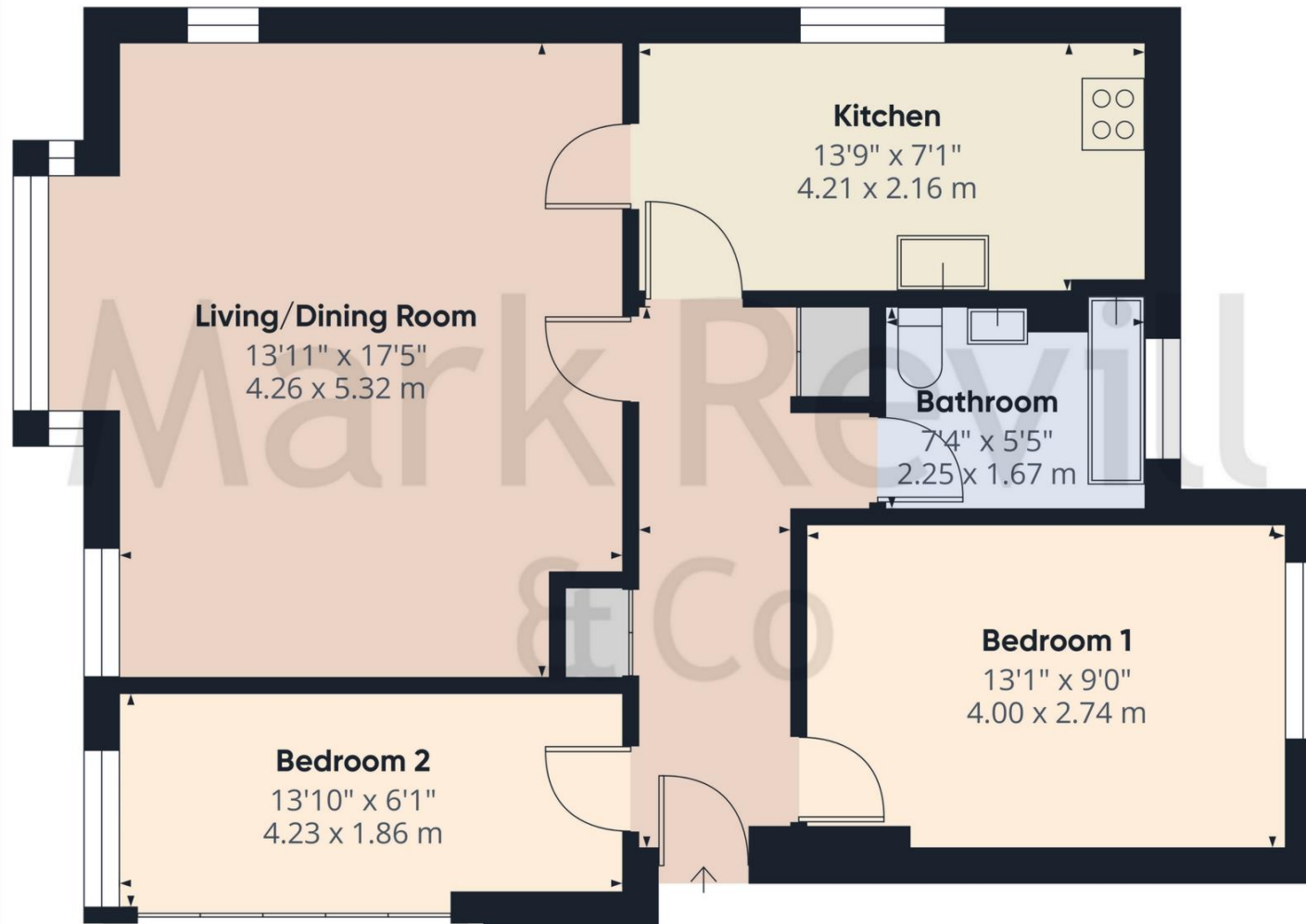
General reserve charge: £446.44

Lift reserve charge: £156.25

Lease: The lease has been extended to June 2163 (138 years remaining)







Approximate total area⁽¹⁾

661 ft²
61.4 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(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

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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