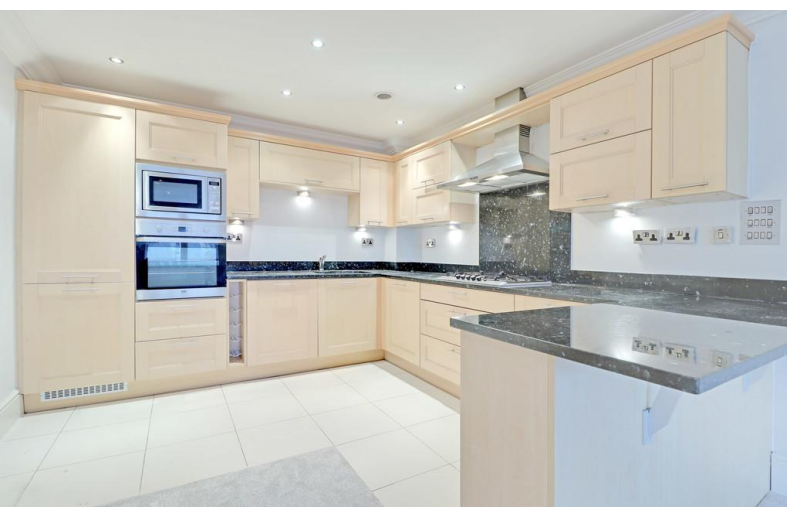


**FOR SALE**



**Sussex Road , Haywards Heath**

**2 Bedrooms, 2 Bathroom, Flat**

**Guide Price £285,000**



Guide Price £285,000-290,000

## Sussex Road , Haywards Heath

2 Bedrooms, 2 Bathroom

**Guide Price £285,000**

- Two Bedrooms
- Two Bathrooms
- First Floor
- Lift Service
- Allocated Under Cover Parking With Security Gate For Residents Only



### OVERVIEW

A superb two bedroom apartment in this modern, centrally positioned block. The property offers an open plan living space, two bedrooms the principal with an en-suite bathroom. Added benefits include video entry system, gated allocated parking and lift service. The property is offered in good order. throughout \*\*No onward chain\*\*

### LOCATION

Situated in this much favoured central location lying between Sussex Road , Franklynn Road and South Road with just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand and there are several parks in the immediate locality. The A23 lies just over 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is 13.2 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 is within a short drive offering a beautiful natural venue for countryside walking.

### NO ONWARD CHAIN

Tenants in Situ - Vacant possession on completion

### OUTSIDE

Allocated Under Cover Car Parking Space With Secure Entrance And Exit For Residents Only



TENURE :Leasehold : 125 Years from 2007 ( 105 years 4 months remaining as of September 2026)  
 Service Charge £2,641.60 2026 ( £660.40 per quarter )  
 Ground Rent £200 annually

Council Tax Band 'C' £2,180.99 Mid Sussex Council  
 Tax 2026-27

EPC Valid until 7/01/2031

Services

Gas

Water

Mains Drainage

Electric

Identity Checks.

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by HIPLA. The cost of these checks is £50 inc. VAT per purchase which is paid in advance, directly to HIPLA. This charge is non-refundable under any circumstances.

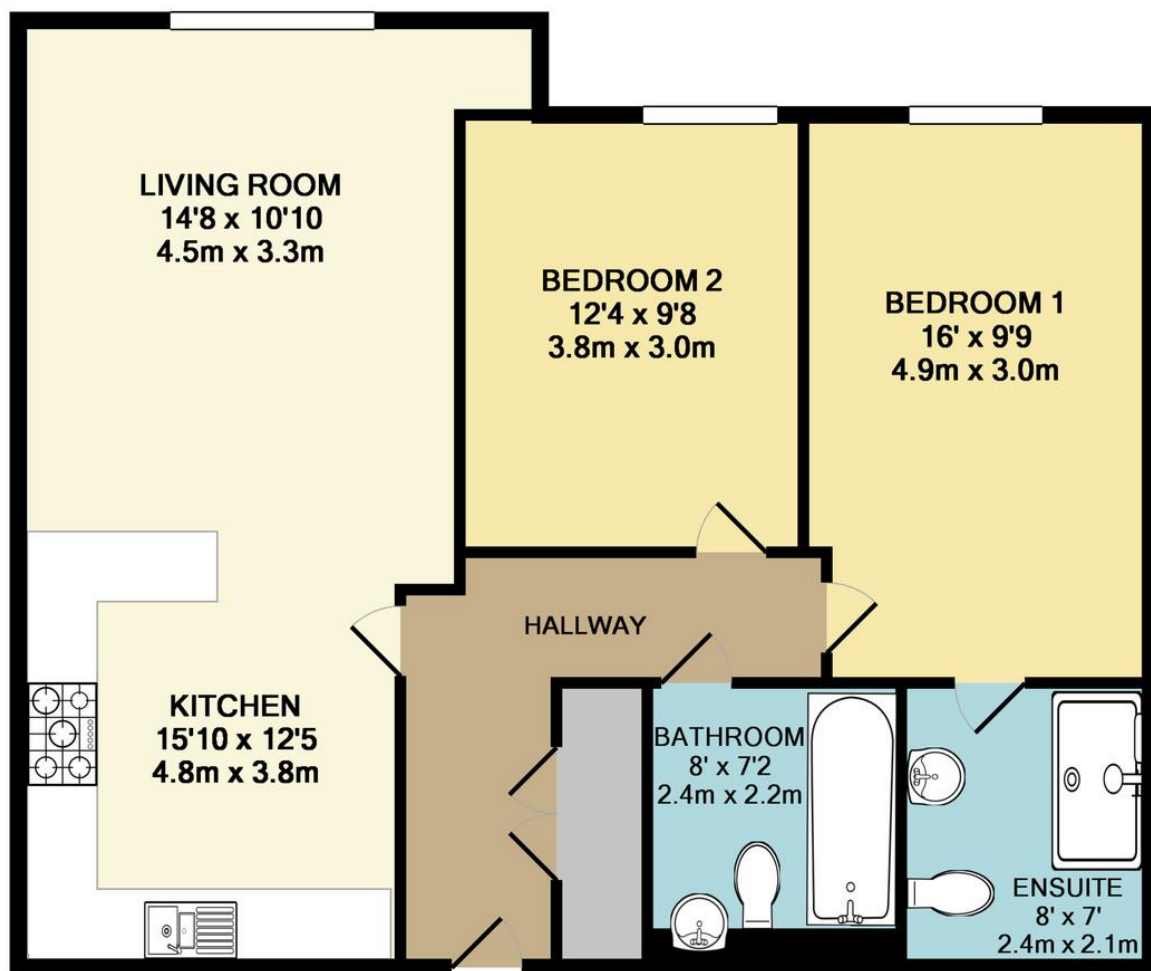




| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| A                                           | 85        |
| B                                           | 88        |
| C                                           |           |
| D                                           |           |
| E                                           |           |
| F                                           |           |
| G                                           |           |
| Not energy efficient - higher running costs |           |
| England, Scotland & Wales                   |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| A                                                               | 85        |
| B                                                               | 88        |
| C                                                               |           |
| D                                                               |           |
| E                                                               |           |
| F                                                               |           |
| G                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England, Scotland & Wales                                       |           |





TOTAL APPROX. FLOOR AREA 796 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Martin & Co Burgess Hill

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<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.