



19 Highland Court
Church Road, Haywards Heath, RH16 3NZ

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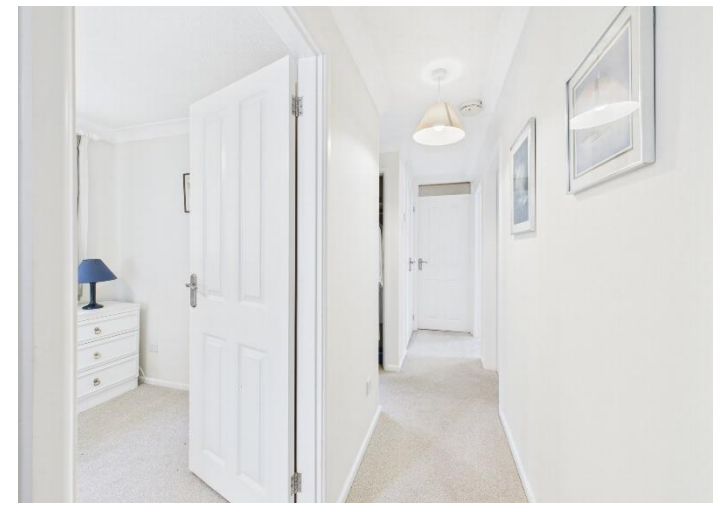
Guide Price £295,000 Freehold

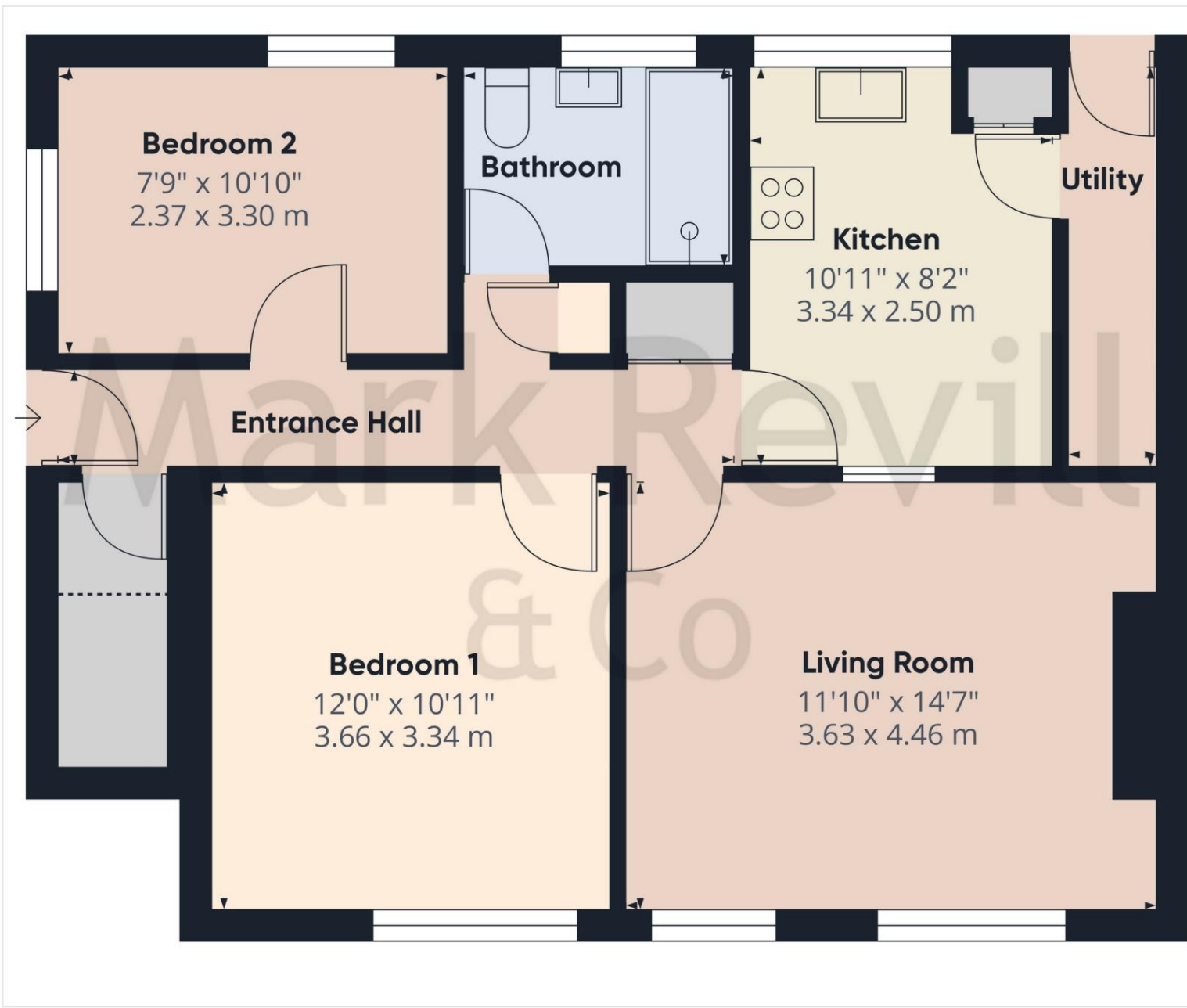
This excellent ground floor freehold flat forms part of a two-storey, purpose-built building within a small, select development. The flat offers bright, spacious and well-presented accommodation throughout, benefiting from gas fired central heating and double glazed replacement windows. With its own private entrance, the flat features a generous living room with a fireplace and recessed open shelving, a spacious kitchen with ample storage, worktop space and a cooker, as well as two good sized double bedrooms. Additional features include an entrance porch, hallway with a large understairs cupboard, a built-in storage cupboard off the rear lobby and a shower room with a white suite. Residents enjoy access to beautifully maintained communal gardens, arranged with well-tended lawns, colourful flower and shrub borders and block paved pathways. There is also use of a small west facing garden area to the rear, laid to lawn with herbaceous beds and mature tree screening. Ample residents' parking is available and the property is offered with no onward chain.

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 43 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.

Estate Charge £1,000 per annum







Approximate total area⁽¹⁾
643 ft²
59.9 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	74
(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

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
Haywardsheath@markrevill.com

