



13 Highland Court
Church Road, Haywards Heath, West Sussex. RH16 3NZ

13 Highland Court, Church Road Haywards Heath, West Sussex. RH16 3NZ

£249,950

This excellent ground floor freehold flat forms part of an attractive two storey purpose built building in a small select development. The flat offers bright, spacious and well presented accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout, it has its own entrance (both front and rear) and features a good size living room enjoying an outlook over the central green, 2 double bedrooms, refitted wet room and well fitted kitchen. The property is ideal for those wishing to downsize or for an investor buyer with a potential rental income of about £950 per calendar month (providing a gross yield of approximately 4%).

Highland Court is a small cul-de-sac lying immediately off Church Road in this central location, just a short walk to the town centre with its comprehensive range of shops and to the Broadway with its array of restaurants. Haywards Heath mainline railway station is close at hand offering a fast and frequent commuter service to London (Victoria/London Bridge 42-45 minutes). The A23 lies approximately 5 miles west of the town providing a direct access to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.



GROUND FLOOR FLAT

Own Entrance with **Porch** Double glazed replacement front door to:

Hall Good size built in storage cupboard. Built in coats cupboard. Large built in slatted shelved airing cupboard with cupboard over. Radiator.

Living Room 14'8" x 12' (4.47m x 3.66m) Enjoying a favoured southerly aspect and an attractive open outlook to St Wilfrid's Church. Handsome polished stone fireplace and hearth with live flame coal effect gas fire. TV aerial point. 2 double glazed windows. Radiator.

Kitchen 11' x 8'5" (3.35m x 2.57m) Inset stainless steel sink with mixer tap, adjacent L shaped work surface, cupboards, drawers and appliance space under with plumbing for washing machine. Fitted **4 ring halogen hob** with concealed extractor hood over flanked by wall cupboards. Built in **electric oven**, drawer under, recess for microwave and cupboard over, adjacent work top with storage space beneath. Space for upright fridge/freezer. Built in cupboard housing wall mounted Worcester gas combination boiler. Good size built in shelved larder cupboard. Double glazed window. Part tiled walls. Vinyl flooring. Double glazed door to:
Note: Washing machine and fridge/freezer available subject to negotiation.

Rear Lobby Walk in shelved storage cupboard. Vinyl flooring. Part glazed door to outside.

Bedroom 1 12' x 11' (3.66m x 3.35m) With southerly aspect and enjoying attractive outlook. Fitted double wardrobe with cupboards over. Further wardrobes and dressing table unit. Double glazed window. Radiator.

Bedroom 2 11' x 7'10" (3.35m x 2.39m) Double aspect. Fitted wardrobe with cupboard over. 2 double glazed windows. Radiator.

Wet Room Shower area with Mira thermostatic fitment, basin and close coupled wc. Wall cupboard. Dimplex wall mounted convector heater. Double glazed window. Radiator. Part tiled walls, fully tiled in shower area. Non slip waterproof flooring.

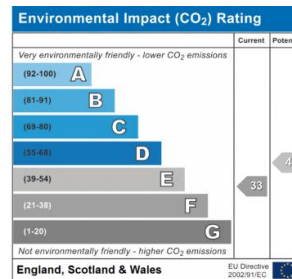
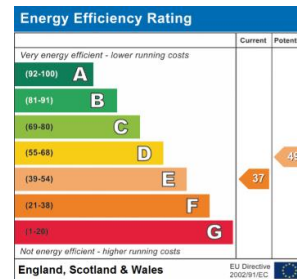
OUTSIDE

Parking Space for One Vehicle

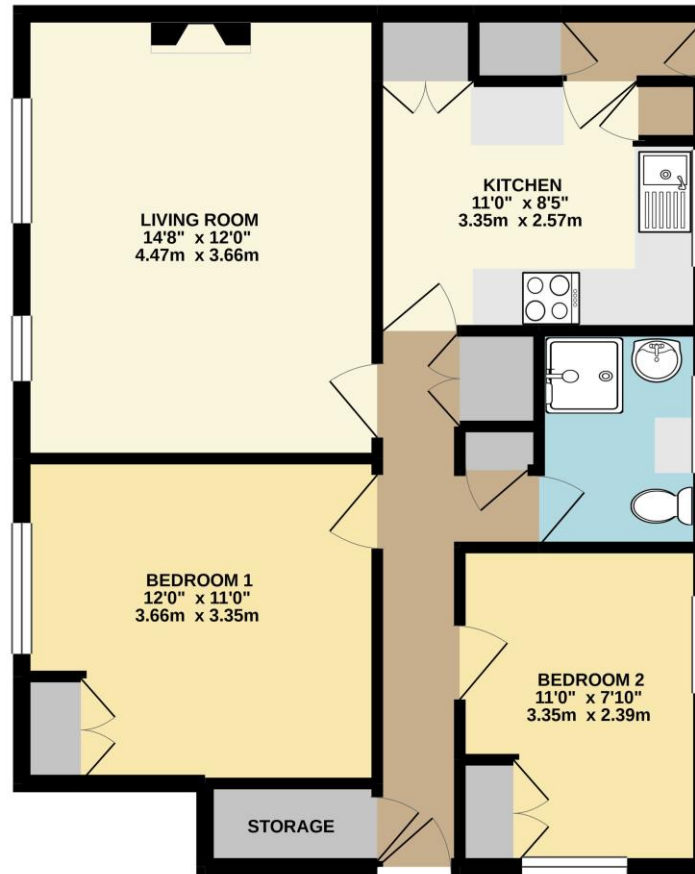
Communal Gardens Neatly laid to lawns with well stocked herbaceous beds containing a wide variety of colourful flowers, plants and shrubs. Bench seating.

OUTGOINGS

Service Charge £600 per annum.



GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix. ©2020

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

