



**1 HIGHLAND COURT  
CHURCH ROAD  
HAYWARDS HEATH  
WEST SUSSEX  
RH16 3PA**

**Price...£189,950**



**143 South Road, Haywards Heath**

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Also at 42 High Street, Lindfield

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**2 BEDROOMS: BATHROOM: KITCHEN: SITTING/DINING ROOM: GAS FIRED CENTRAL HEATING TO RADIATORS: UPVC DOUBLE GLAZED REPLACEMENT WINDOWS AND DOORS: COMMUNAL GARDENS: AMPLE PARKING:**

This excellent ground floor freehold flat is part of a two-storey purpose built building in this small select development. The flat offers bright and spacious well presented accommodation having the benefit of gas fired central heating with a combination boiler and double glazed windows and doors throughout. The flat has its own entrance and features include a good size living room with fireplace and the kitchen has been recently refitted. The flat further benefits from having a rear door providing access to communal gardens, although on this particular flat there is a walled garden area directly adjacent to the property which enjoys a south easterly aspect.

Highland Court is a small cul-de-sac lying immediately off Church Road in this central location, just a short walk from the town centre with its wide range of shops and of The Broadway with its array of restaurants. Haywards Heath mainline railway station is within easy reach offering a fast and frequent commuter service to London (Victoria/London Bridge 45 minutes). There are several parks in the vicinity, the Dolphin Leisure complex is within easy reach as is Marks and Spencer and the main shopping areas. The A23 lies approximately 5 miles to the west of the town providing direct road access to the motorway network and Gatwick International Airport.

**GROUND FLOOR FLAT**

Canopy covered entrance with outside light and entry phone system.

**Entrance Hall** Radiator. Deep understairs cupboard with light and electric meters. Further cloaks cupboard. Deep shelved linen cupboard with radiator and storage cupboard over also housing 'Valliant' combination gas fired boiler for domestic hot water and central heating.

**Kitchen** 11'2" x 8'2" (3.40m x 2.49m) Recently refitted with single drainer stainless steel sink unit with chrome mixer tap, plumbing for washing machine beneath. Roll edge worktops with cupboards and drawers under, matching eye level wall cupboards. 'Indesit' brushed stainless steel **gas hob** with matching **oven** beneath, filter and light over. Shelved larder cupboard also housing gas meter. Telephone point. Radiator. Deep recess for fridge/freezer with storage cupboards over. Serving hatch to sitting room. Tiled flooring. Part tiled walls. Door to rear lobby. Further deep shelved cupboard and uPVC door giving access to garden.

**Sitting Room** 15'0" x 12'0" (4.57m x 3.66m) 2 radiators. Telephone point. Feature glazed tiled open fireplace with matching tiled hearth.

**Bedroom 1** 12'0" x 10'8" (3.66m x 3.25m) Range of 2 built-in double wardrobe cupboards with corner shelving. Radiator.

**Bedroom 2** 10'11" x 8'0" (3.33m x 2.44m)Radiator. Built-in shelved storage cupboard.

**Bathroom** Suite comprising panelled bath with chrome mixer tap and hand shower, pedestal wash hand basin, low level wc. Electric chrome towel rail.

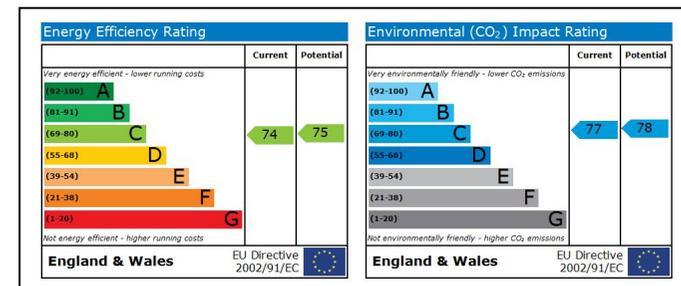
**OUTSIDE**

**Ample Parking**

**Communal Gardens** Extending to the rear of the property. There is a deep recess under external staircase for storage and directly adjacent to this flat there is a garden area enclosed by brick walling with flowerbeds on two sides. Side garden laid as lawn with mature shrub beds and screen hedging. The front garden also arranged as lawn with flower and shrub beds.

**OUTGOINGS**

**Maintenance** £250 per half year.



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