



1 Troon Court

Iona Way, Haywards Heath, West Sussex. RH16 3TA



Mark Revill & Co

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£215,000

This excellent ground floor purpose built flat forms part of an attractive development set in its own well kept grounds. The bright and well planned accommodation has the benefit of gas fired central heating and newly installed double glazed replacement windows throughout. The flat has 2 bedrooms, a bathroom, a large double aspect sitting/dining room and a kitchen complete with appliances. The block has a door entry phone system and there is a car parking space allocated by permit plus visitors parking. The flat is ideal for a first time buyer, for those wishing to downsize or as a buy to let investment with potential rental income of about £850 per calendar month (providing a gross yield of approximately 4%).

Situated in this popular central location just a short walk to the town centre with its wide 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 service to central London (Victoria/London Bridge 42- 45 minutes), whilst the town has several parks, a modern leisure complex, a



Sainsbury's and Waitrose superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles distant.

GROUND FLOOR FLAT

Hall Built-in coats/store cupboard with fuse box. Good size built-in linen/storage cupboard with slatted shelf. Door entry phone. Radiator.

Sitting and Dining Room L shaped 17'3" x 16'7" (5.26m x 5.05m) narrowing to 10'4" (3.15m) TV/FM aerial points. 2 double glazed windows. Radiator.

Kitchen 10'4" x 5'10" (3.15m x 1.78m) Inset composite sink with mixer tap, adjacent work surfaces, cupboards, drawers and **washing machine** under. Built-in **electric oven**, **4 ring gas hob** with concealed extractor hood over flanked by wall cupboards. Wall mounted Worcester gas combination boiler. Further wall cupboards. Integrated tall **fridge/freezer**. Fold down breakfast bar. Double glazed window. Part tiled walls. Vinyl flooring.

Bedroom 1 10'3" x 9'11" (3.12m x 3.02m) Double glazed window. Radiator.

Bedroom 2 9'11" x 7'2" (3.02m x 2.18m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, wash hand basin, mixer tap, cupboard beneath, close coupled wc. Extractor fan. Wall light point. Radiator. Part tiled walls. Vinyl flooring.

OUTSIDE

Permit Parking Plus visitors spaces.

Communal Gardens Well tended laid mainly to lawns interspersed with a variety of trees with flower, rose and shrub beds.

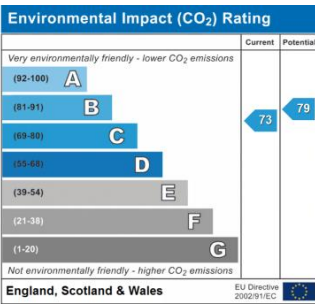
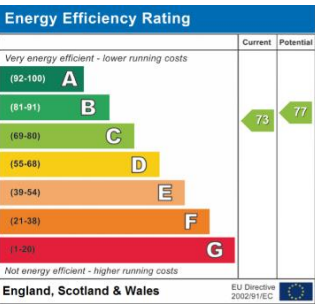
OUTGOINGS

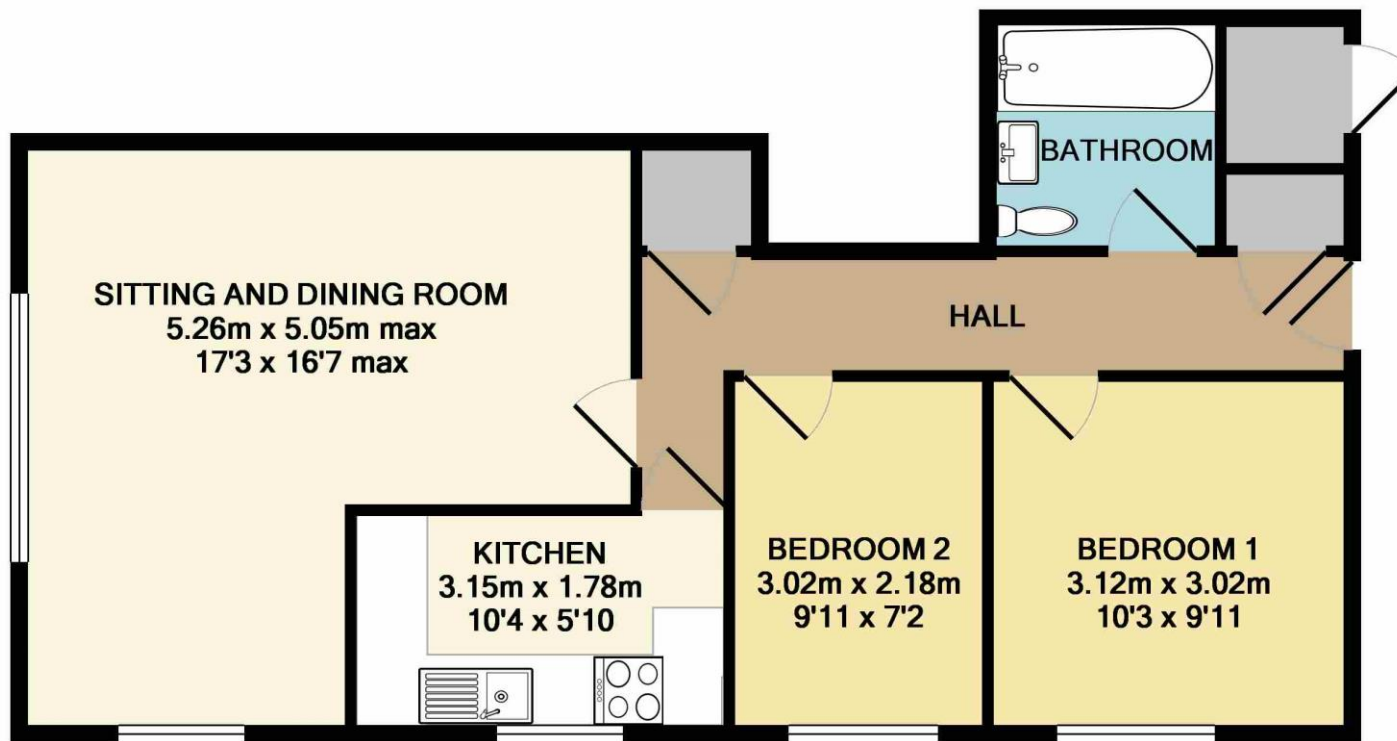
Ground Rent £70 per annum.

Maintenance £1,128 per annum (to be verified).

Lease 125 years from 1st January 1979.

Managing Agents Estates & Property Management, The Broadway, Haywards Heath. Telephone: 01444 410069





TOTAL APPROX. FLOOR AREA 59.8 SQ.M. (644 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.

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