



8 Foxhill Court
Sussex Road, Haywards Heath, RH16 4EB

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£185,000

This excellent top (second) floor flat offers bright and well-presented accommodation enjoying a favoured south westerly aspect and distant views to the South Downs. The flat has the benefit of double glazing and electric heating and incorporates a double bedroom, a pleasant living room, a well fitted kitchen complete with oven and hob and a modern bathroom with white suite. There is an allocated car space plus visitors parking and the block has a door entry phone system. The flat is ideal for a first time buyer or a buy to let investor with a potential rental income of £775 per calendar month (providing a gross yield of about 4.5%).

Situated in this central location within walking distance of the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has several parks, a modern leisure complex, and a Sainsbury's and Waitrose superstore. The A23 lies just over 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 a similar distance to the south.



TOP (SECOND) FLOOR FLAT

Entrance Hall Built-in coats/airing cupboard housing pre-insulated hot water cylinder, slatted shelving and hanging rail. Door entry phone. Slimline storage heater. Wood effect laminate flooring.

Living Room 14'2" x 11'5" (4.32m x 3.48m) narrowing to 7'3" (2.21m) Enjoying a favoured south westerly aspect and distant views to the South Downs. TV aerial point. Slimline storage heater. 2 double glazed windows. Wood effect laminate flooring.

Kitchen Irregular shape measuring 9'6" x 6' (2.9m x 1.83m) narrowing to 4'3" (1.3m). Well fitted with attractive range of units comprising inset composite bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers and appliance space with plumbing for washing machine beneath. Built-in AEG brushed steel **electric oven** and AEG **4 ring induction hob** with concealed extractor hood over flanked by wall cupboards. Further wall cupboards. Fitted open shelving. Worktop lighting. Space for upright fridge/freezer. Tiled splashbacks. Ceiling downlighters. Double glazed window. Wood effect laminate flooring.

Bedroom 10'10" x 9'(3.30m x 2.74m) plus deep wardrobe recess Double glazed window. TV aerial point. Electric panel heater. Wood effect laminate flooring.

Bathroom Refitted with a modern white suite comprising P shaped bath with independent Triton electric shower over, curved glazed screen, inset basin with single lever mixer tap, adjacent counter, cupboards under, wc with concealed cistern. Wall cupboard. Large mirror. Electrically heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Electrically heated tiled floor.

OUTSIDE

Allocated Parking Space No.8 Plus visitors parking.

OUTGOINGS

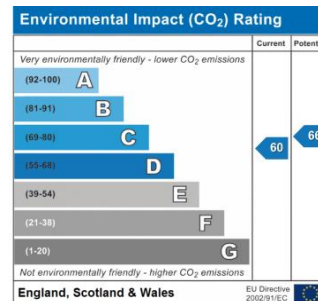
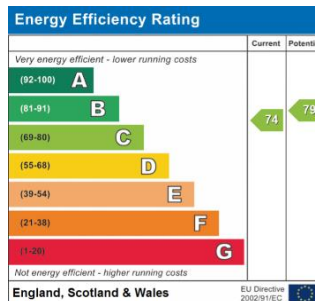
Ground Rent £150 per annum.

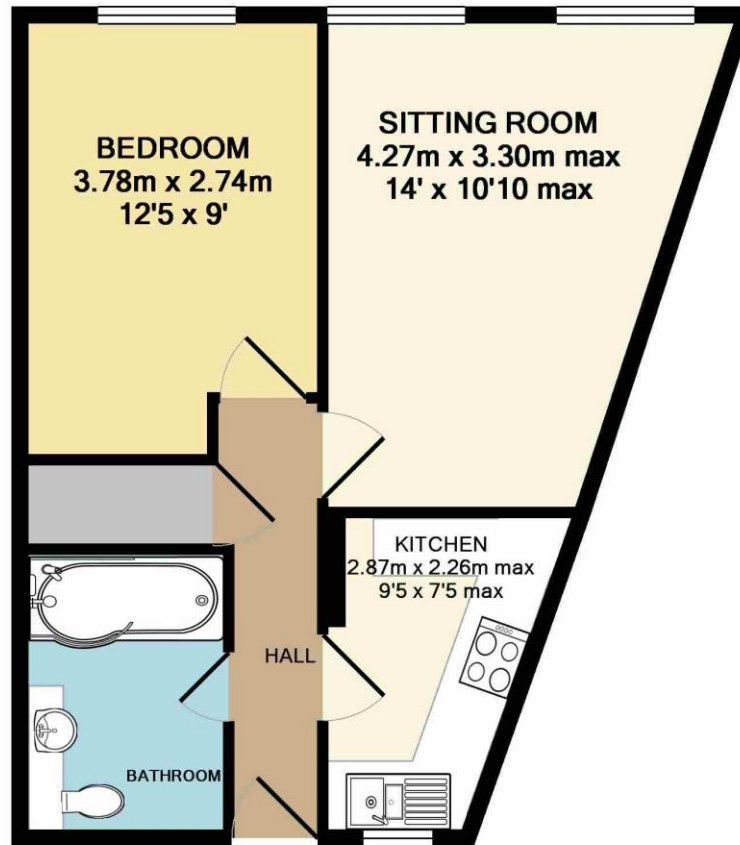
Service Charge £950 per annum.

Buildings Insurance £452.72 per annum.

Lease 125 years from 25th December 1987

Managing Agents Sinclair Properties Estate Management. Berkeley House, Barnet Road, St Albans, AL2 1BG. Tel: 01727 742968





TOTAL APPROX. FLOOR AREA 36.6 SQ.M. (394 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. The overall floor areas shown include internal wall areas.

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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

