



13 Arbor Court

Heath Road, Haywards Heath, West Sussex. RH16 3BQ



Mark Revill & Co

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£220,000

This excellent ground floor purpose built flat offers bright and exceptionally spacious accommodation enjoying an outlook over the communal gardens to the front. The flat has the benefit of gas fired central heating and incorporates 2 good size bedrooms, bathroom, a splendid sitting/dining room with wide bay window and a kitchen. The block has a lift, there is ample car parking (garage available to rent subject to availability) and the residents have the use of the extremely well kept communal gardens.

Situated in this popular central location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR FLAT

Entrance Hall Built-in coats/storage cupboard. Built-in airing cupboard housing pre-insulated hot water cylinder, slatted shelving and cupboard over. Door entry phone. Radiator.

Sitting/Dining Room 17'8" x 13'10" (5.38m x 4.22m) plus 2'2" (0.66m) bay window. Bay window overlooking the communal gardens. TV aerial point. 2 radiators.

Kitchen 16' x 6'9" (4.88m x 2.06m) Stainless steel sink with cupboards under, adjacent worktop and appliance space with plumbing for washing machine under. Matching worktops, cupboards, drawers and appliance/storage space beneath. Wall cupboard, tall storage cupboard. Recess for cooker with electric point. Part tiled walls. Tiled effect vinyl flooring.

Bedroom 1 13'3" x 9' (4.04m x 2.74m) Radiator.

Bedroom 2 14' x 7'10" (4.27m x 2.39m) narrowing to 5'6" (1.68m) Radiator.

Bathroom Suite comprising bath, pedestal basin, low level wc. Radiator. Fully tiled walls. Tiled effect vinyl flooring.

OUTSIDE

Ample Car Parking

Note: Garage available to rent subject to availability (£600 per annum).

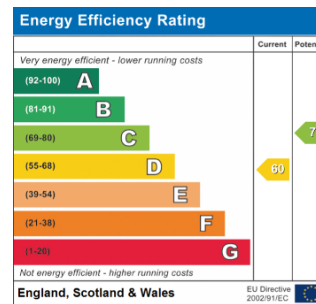
Well Kept Communal Gardens Arranged as well tended lawns planted with shrubs, trees, etc.

OUTGOINGS

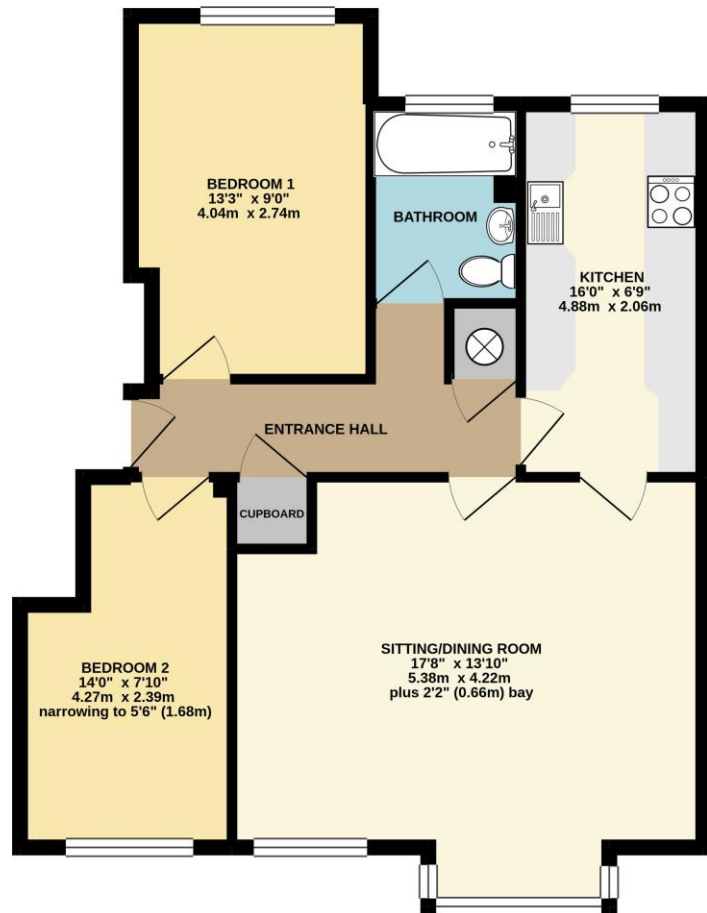
Ground Rent and Maintenance £1462 per half year until the end of 2023.

This figure is to include additional contributions into the reserve fund for pending works.

Lease 155 years from March 2008.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq ft. (62.8 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.
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