



8 Muirfield Court
Caxton Way, Haywards Heath. RH16 3TE

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£240,000

This excellent first floor flat forms part of a small purpose built block in an attractive development set in its own well kept grounds. The bright, spacious and well presented accommodation has the benefit of gas central heating and double glazing and features a large double aspect L shaped sitting/dining room, an excellent fitted kitchen complete with appliances, 2 bedrooms and a bathroom with white suite. There is an allocated car parking space plus visitors parking (permit provided) and the block has a door entry phone system. The flat is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with a potential rental income of £1,100 per calendar month (providing a gross yield of approximately 5%)

Situated in this convenient 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, whilst the mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath has a modern leisure complex, several parks, a Waitrose and Sainsbury's 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 a similar distant to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

FIRST FLOOR FLAT

Hall Tall built-in storage cupboard housing trip switches. Further good size built-in storage cupboard. Door entry phone. Telephone point. Radiator. Wood effect laminate flooring.

Sitting and Dining Room 16'7" x 11'6" (5.06m x 3.51m) A fine L shaped double aspect room. TV aerial point. 2 double glazed windows. Radiator. Wood effect laminate flooring.

Kitchen 9'9" x 7'4" (2.99m x 2.24m) Well fitted with attractive range of high gloss fronted units with laminate work surfaces and upstands comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers and Bosch **washing machine** under. Built-in Zanussi brushed steel **electric oven**, fitted Electrolux **4 ring halogen hob**, glass splashback and Zanussi brushed steel extractor hood over, flanked by wall cupboards. Wall mounted Vaillant gas combination boiler. Range of wall cupboards including glazed cabinet. **Fridge/freezer**. Worktop lighting. Double glazed window. Tiled floor.

Bedroom 1 10'9" x 9'11" (3.28m x 3.03m) Double glazed window. Radiator.

Bedroom 2 9'10" x 7'11" (3m x 2.43m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin with mixer tap, close coupled wc. Extractor fan. Radiator. Fully tiled walls. Wood effect vinyl flooring.

OUTSIDE

Allocated Parking Space plus Visitors Space (Permits provided).

OUTGOINGS

Service Charge £1,200 per annum.

Lease 170 years unexpired (215 year lease from 1st January 1979).

Managing Agents Hunters: 1 Church Road, Burgess Hill, RH15 9BB. Telephone: 01444 254400

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
603.17 ft²
56.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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