



## 21 Muster Court

Muster Green, Haywards Heath, RH16 4AW



Mark Reville & Co

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£240,000

This bright and spacious second floor flat forms part of an attractive purpose built development set in its own extremely well kept communal grounds. The flat enjoys a south facing balcony with an outlook over the communal grounds and distant views to the South Downs and incorporates 2 bedrooms, bathroom, fine living room and kitchen complete with appliances. The flat has the benefit of gas central heating and double glazing, there is ample car parking space. The block has a door entry phone system and residents enjoy the use of the beautiful well kept communal gardens arranged primarily to the rear of the property with well kept lawns with pathways, herbaceous beds and seating areas. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor (the potential rental income is approximately £1,000 per calendar month providing a gross yield of 4.42%)

Situated in this central location opposite the beautiful Muster Green gardens and 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 providing an excellent service to central London (Victoria/London Bridge 42-45 minutes). The town also



has several parks, a modern leisure centre, 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 13.2 miles to the north, the cosmopolitan city of Brighton and the coast is 14.6 miles to the south whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

## SECOND FLOOR FLAT

**Spacious Hall** Built-in coats/store cupboard with hanging rail and trip switches, cupboard over. Built-in shallow cupboard with corner shelving, cupboard over. Further built-in deep shelved cupboard with cupboard over housing cold water tank. Telephone/internet point. Door entry phone. Radiator.

**Living Room** 15'6" x 12'9" (4.72m x 3.89m) Enjoying a southerly aspect, outlook over the communal gardens and distant views to the South Downs. TV and satellite points. Double glazed window. Radiator. Double glazed doors to:

**South Facing Balcony** Wrought iron balustrade.

**Kitchen** 9' x 7'3" (2.74m x 2.21m) Inset stainless steel sink, adjacent worktops, cupboards, drawers and Bosch **washing machine** and **dishwasher** under. Zanussi **electric cooker** with 2 ovens and 4 ring halogen hob, adjacent base unit. Bosch tall **fridge/freezer**. Range of wall cupboards, further wall cupboard flanked by corner shelving. Wall mounted Glow-worm gas boiler. Double glazed window. Part tiled walls. Wood effect laminate flooring.

**Bedroom 1** 15'5" x 10'11" (4.70m x 3.33m) Range of fitted furniture comprising 2 double wardrobes, 2 bedside drawer units, central recess for double bed and range of high level cupboards over. Double glazed window. Radiator. Wood effect laminate flooring.

**Bedroom 2** 9'7" x 7'9" (2.92m x 2.36m) Built-in wardrobe. Double glazed window. Radiator. Wood effect laminate flooring.

**Bathroom** White suite comprising bath with traditional mixer tap and shower attachment, independent shower over, glazed screen, pedestal basin, close coupled wc. Double glazed window. Radiator. Fully tiled walls. Tiled effect vinyl flooring.

## OUTSIDE

**Ample Car Parking** (Garage to rent, subject to availability).

**Communal Grounds** Well kept, arranged principally to the rear with well tended lawns, herbaceous beds, pathways and seating areas.

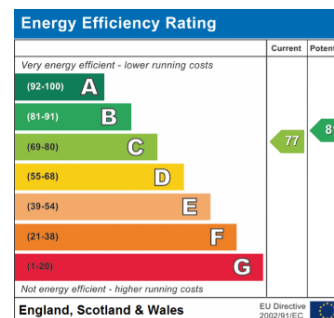
## OUTGOINGS

**Ground Rent** £50 per annum.

**Maintenance** About £1,400 per annum (to be verified).

**Lease** 150 years from January 2001 (to be verified). The new leaseholder will receive a share of the freehold.

**Managing Agents** Hunters, 5 Church Road, Burgess Hill, RH15 9BB. Telephone: 01444 254400





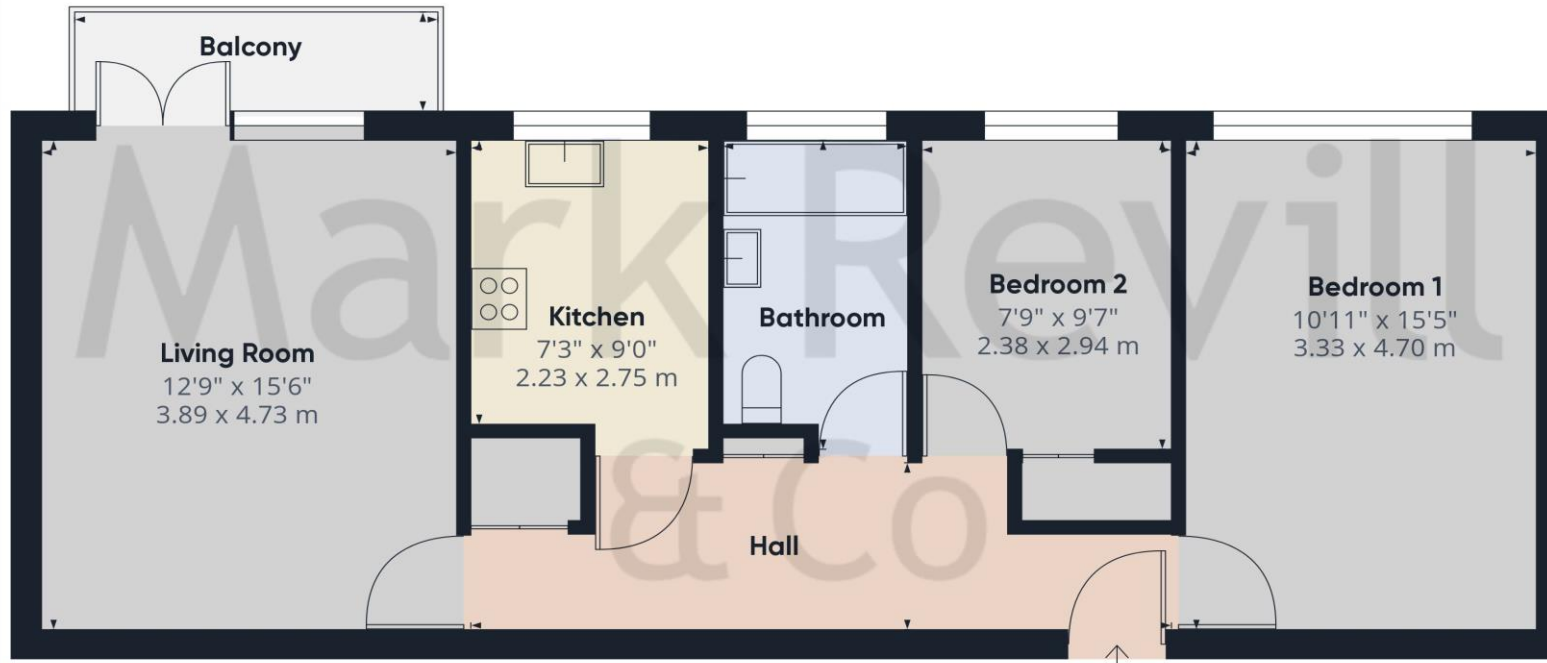
**Approximate total area<sup>tn</sup>**

689.05 ft<sup>2</sup>  
64.02 m<sup>2</sup>

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.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

