



**3 Carnoustie Court**  
Caxton Way, Haywards Heath. RH16 3TF



**Mark Reville & Co**

## 3 Carnoustie Court

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**Guide Price £235,000- Leasehold**

This spacious 2 bedroom ground floor flat forms part of a purpose built block situated in the centre of town. The property features a large double aspect L shaped living/dining room with views over the communal grounds, a separate kitchen, 2 double bedrooms and a family bathroom. The property comes with the benefit of gas central heating, double glazed replacement windows, door entry phone system to the building and there is permit parking for residents and visitors. The flat is ideal for first time buyers or as a buy to let investment with a potential rental income of approximately £1000 per calendar month. The property is being sold with the benefit of no ongoing chain.

Carnoustie Court is situated in this popular central location just a short walk to the town centre with its wide range of shops and 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). 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, whilst Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

**Lease** - Approximately 137 years

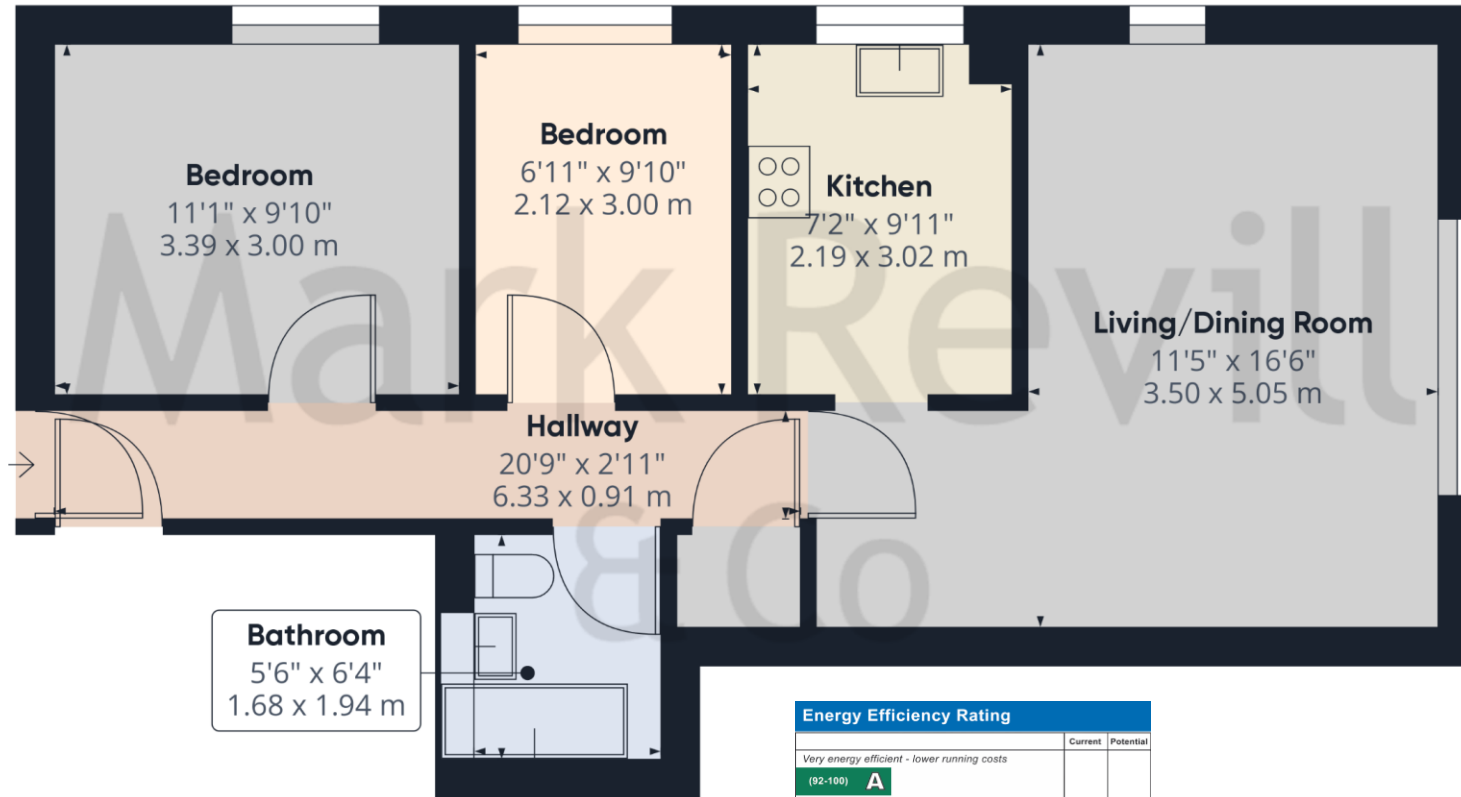
**Service Charge** - £1,174 per annum

**Ground Rent** - £70 per annum

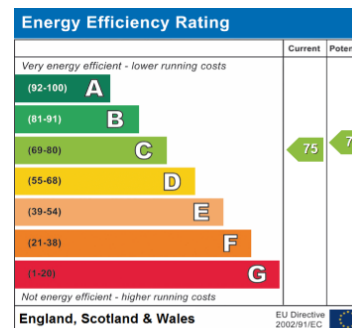
**Managing Agents** - Hunters, 1 Church Road, Burgess Hill, RH15 9BB. Telephone: 01444 254400







Approximate total area<sup>(1)</sup>  
598.67 ft<sup>2</sup>  
55.62 m<sup>2</sup>



(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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