



3 Turnberry Court
Iona Way, Haywards Heath. RH16 1HU



Mark Revill & Co

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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 refitted kitchen, 2 bedrooms and a bathroom with white suite. There is an allocated car parking space plus visitors parking (permits 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 the potential rental income of approximately £1,100 per calendar month (providing a gross yield of about 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 Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town 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 distance 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 Built-in cupboard with coats hanging space and fuse box. Airing cupboard housing cold and hot water tanks. Door entry phone. Telephone point. Radiator. Wood effect vinyl flooring.

Sitting and Dining Room 17'2" x 16'7" (5.25m x 5.06m) A fine L shaped double aspect room. TV aerial point. 2 double glazed windows. Radiators.

Kitchen 10'6" x 5'11" (3.20m x 1.82m) Refitted with an attractive range of units comprising inset stainless steel sink with mixer tap, cupboards and drawer under, adjacent worktop, appliance space with plumbing for washing machine beneath. Recess for cooker with electric and gas point. Further L shaped worktop with cupboards under. Range of wall cupboards, further wall cupboards. Space for upright fridge/freezer. Wall mounted Glow-worm gas boiler. Double glazed window. Part tiled walls. Wood effect vinyl flooring.

Bedroom 1 10'10" x 9'11" (3.32m x 3.04m) Double glazed window. Radiator.

Bedroom 2 9'10" x 6'7" (3.01m x 2.01m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap, Mira electric shower over, folding shower screen, pedestal basin with mixer tap, close coupled wc. Radiator. Quality tiled effect vinyl flooring. Fully tiled walls.

OUTSIDE

Communal Gardens Arranged as well kept lawns with attractive display of flowers adjacent to Carnoustie Court.

Permit Parking plus a Visitors Permit

OUTGOINGS

Service Charge £1,200 per annum.

Lease 170 years unexpired.

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	75	77
(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⁾

600.81 ft²
55.82 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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