



**5 Bodiam Court**  
Perrymount Road, Haywards Heath, RH16 3UD



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### Guide Price £210,000 Leasehold

This excellent 1 bedroom second floor flat forms part of a sought after purpose built block in a convenient central location. The accommodation comprises; a large living/dining room with views onto adjoining woodland, modern kitchen complete with appliances, a large bedroom with windows to front aspect and a modern bathroom. The property has been well maintained having undergone modernisation in recent year and benefits from an allocated car parking space (no. 20), telephone entry phone system, double glazed windows and gas central heating. The flat would be ideal for a first time buyer, those wishing to downsize or a buy to let investor providing a potential rental income of £925-£950 per calendar month. The property is being sold with the advantage of no onward chain. Internal inspection highly recommended.

Bodiam court is situated in a tucked away central location adjoining nearby woodland just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria London Bridge 42-45 minutes). The Broadway with its array of restaurants is close at hand as is the town centre with its wide range of shops. The Dolphin Leisure Complex, Waitrose and Sainsbury's superstores are also in the vicinity, whilst the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is approximately 13 miles to the north, the cosmopolitan city of Brighton and the coast is just over 15 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

Ground Rent: Peppercorn

Maintenance: £1,300 per annum to include buildings insurance

Lease: 999 years from 20<sup>th</sup> July 2024







Approximate total area<sup>(1)</sup>  
412.47 ft<sup>2</sup>  
38.32 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		86
69-80	<b>C</b>		
55-68	<b>D</b>	73	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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