



**20 Heath Court**  
Heath Road, Haywards Heath, RH16 3AF



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### Offers in Excess of £90,000 Leasehold

This delightful one bedroom ground floor retirement flat forms part of the sought after Heath Court development, designed for the active over 60s. The accommodation includes a spacious sitting room with window overlooking well-tended communal gardens, a fully fitted kitchen complete with appliances, a double bedroom with fitted wardrobe cupboards and a modern bathroom with a shower over the bath. There is also a deep storage cupboard located off the hallway. The property benefits from double glazed windows, electric storage heaters, a security entry phone system, an emergency call system, and an automatic passenger lift to all floors. Residents enjoy the use of a communal lounge with kitchen facilities, a laundry room, attractive communal gardens with a sun terrace, residents' and visitors' parking, and a guest suite available at a nominal charge. Offered with no onward chain and ready to move into. Viewing recommended.

Heath Court occupies a central and convenient position in Haywards Heath, directly opposite a modern health centre and just a short walk from The Broadway, which offers a good selection of shops, cafes, and restaurants. The town centre is also close by, providing a wider range of amenities including banks, a post office, and a Marks & Spencer. Both Waitrose and Sainsbury's supermarkets are easily accessible, and Haywards Heath mainline railway station is within easy reach, offering fast and regular services to London and the south coast

Ground Rent: £500 per annum (to be verified)

Maintenance: £2,577.26 per annum (to be verified)

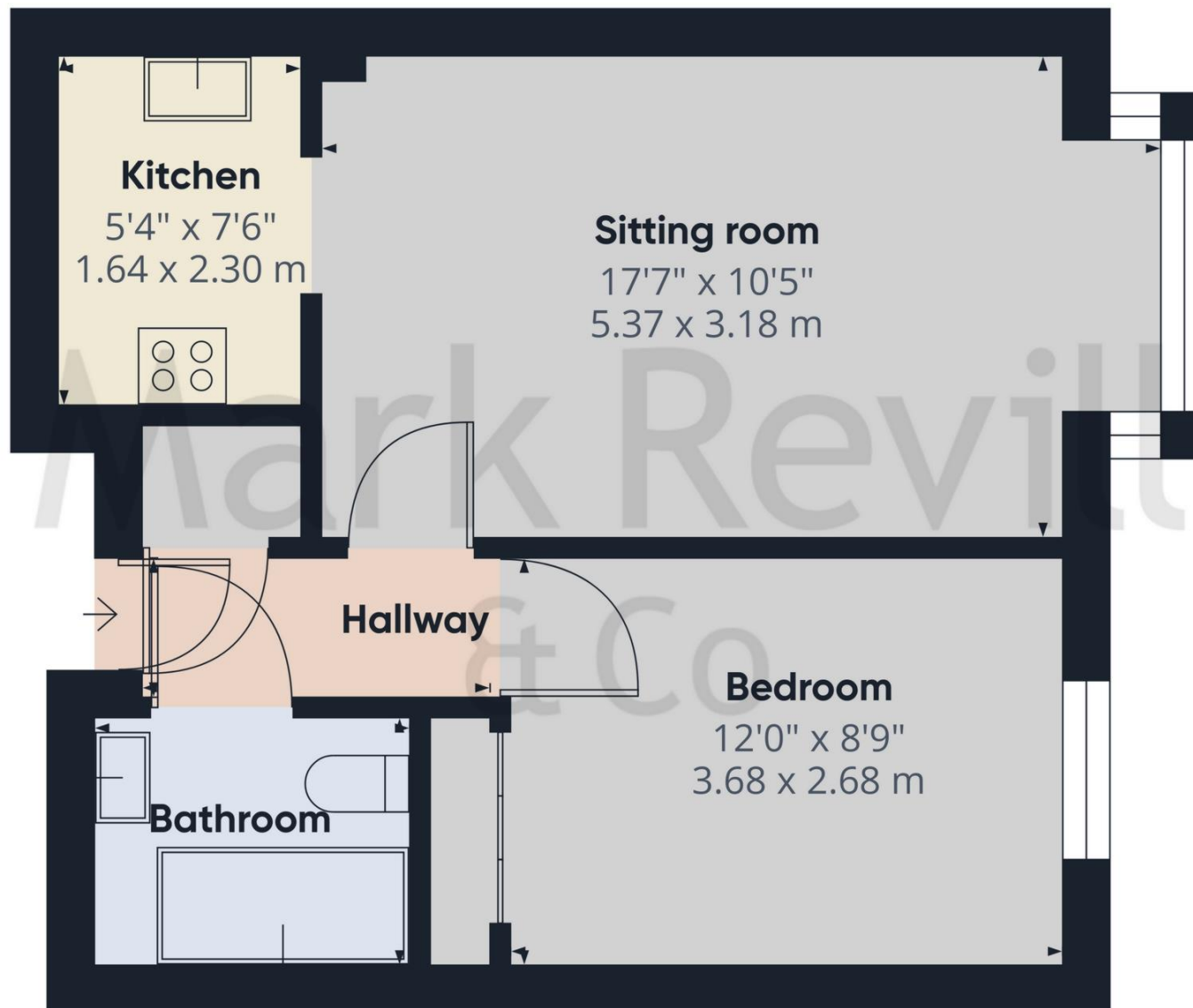
Lease: To be verified











Approximate total area<sup>(1)</sup>

410 ft<sup>2</sup>

37.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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