



9 Troon Court

Iona Way, Haywards Heath, West Sussex. RH16 3TA



Mark Revill & Co

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£230,000

This splendid top floor purpose built flat forms part of an attractive development set in its own well kept grounds. The bright and exceptionally well presented accommodation enjoys far reaching views to the Ashdown Forest, has the benefit of gas fired central heating and double glazing. The flat features a splendid open plan double aspect living room with fitted kitchen complete with appliances, there are two good size bedrooms and a stylish bathroom. The block has a door entry phone system and there is a car parking space allocated by permit plus visitors parking. The flat is ideal for a first time buyer or a buy to let investment with a potential rental income of approximately £900 per calendar month (providing a gross yield of approximately 4.5%).

Situated in this popular central location just a short walk to the town centre with its wide range of shops, within easy reach of The Broadway with its array of restaurants and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has several parks,



a modern leisure complex, a Sainsbury's and Waitrose superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, whilst 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.

TOP (SECOND) FLOOR FLAT

Hall Built-in coats/store cupboard. Good size built-in airing/storage cupboard housing Potterton gas boiler. Door entry phone. Radiator.

Open Plan Living Room with Kitchen 16'4" x 15'7" (4.98m x 4.75m) A fine double aspect room with far reaching views towards Ashdown Forest.

Living Area TV/FM/Satellite aerial points. Telephone point. 3 double glazed windows. 2 radiators.

Kitchen Area Well fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces extended to form peninsula unit, cupboards, drawers, integrated Neff **washing machine** and Neff **dishwasher** beneath. Built-in Neff brushed steel **electric double oven**, matching **4 ring gas hob** with extractor hood over flanked by wall cupboards. Integrated tall **fridge/freezer**. Ceiling downlighters. Vinyl flooring.

Bedroom 1 11'2" x 9'7" (3.40m x 2.92m) TV aerial point. Telephone point. Double glazed window. Radiator.

Bedroom 2 9'7" x 8'9" (2.92m x 2.67m) Telephone point. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, glazed shower screen, inset basin with single lever mixer tap, cupboard under, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Vinyl flooring.

Attractive Communal Gardens Arranged mainly as lawn interspersed with small trees, shrub beds etc.

OUTSIDE

Car Parking Space Allocated by permit plus **visitors parking permit**.

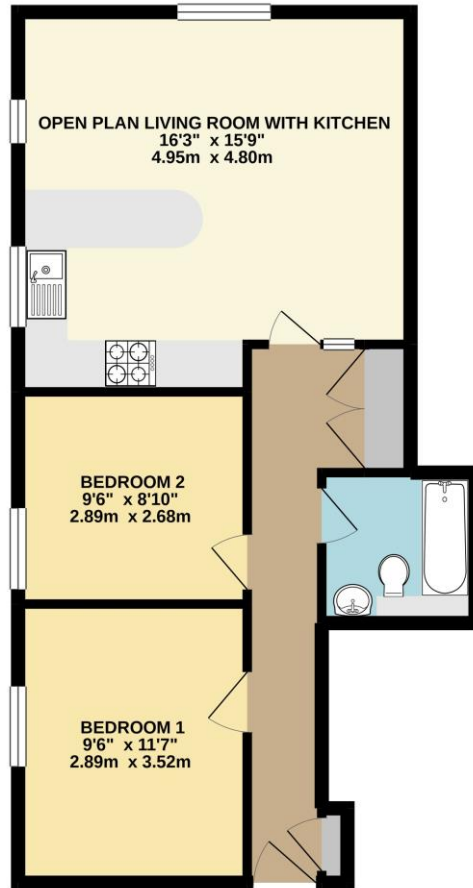
Ground Rent £175 per annum.

Maintenance About £1,250 per annum.

Lease 190 years from January 2004.

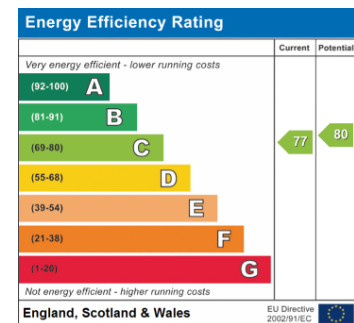


GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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