



17 Highland Court
Church Road, Haywards Heath, West Sussex. RH16 3NZ



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£265,000

This excellent ground floor **freehold** flat forms part of an attractive two storey purpose built building in a small select development. The flat offers bright and spacious accommodation which is in need of redecoration although has the benefit of gas fired central heating and double glazed replacement doors and windows throughout. The flat has its own entrance and features include a good size living room, 2 double bedrooms and a spacious kitchen/diner with rear door providing access to the communal gardens. In addition, the flat has the benefit of a garage plus ample car parking is provided.

Highland Court is a small cul-de-sac lying immediately off Church Road in this central location just a short walk from the town centre with its wide range of shops and of the Broadway with its array of restaurants. Haywards Heath mainline railway station is close by offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several parks in the vicinity, the Dolphin Leisure complex is within easy reach as is the Sainsbury's superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, whilst Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.



GROUND FLOOR FLAT

Own Entrance With porch and double glazed replacement front door to:

Hall Good size built-in storage cupboard with electric meter box and light point. Cupboard housing Potterton gas combination boiler and slatted shelving. Built-in coats/store cupboard with hanging rail and high level shelf. Radiator with shelf over.

Living Room 15'1" x 12'4" (4.60m x 3.76m) Enjoying an outlook to the front. Recessed cupboard with open shelving over. Sealed fireplace. Serving hatch to kitchen. TV aerial point. Double glazed window. Radiator.

Kitchen/Diner 11'11" x 10'6" (3.63m x 3.20m) Inset stainless steel sink with mixer tap, adjacent worktop, cupboards under, one housing gas meter, appliance space. Recess for cooker with electric point, adjacent worktop with plumbing for washing machine under, tall storage cupboard, extractor fan for cooker, wall cupboard and shelving. Matching worktop, cupboards and drawers under. Space for fridge/freezer, further range of wall cupboards. Double glazed window. Radiator. Part tiled walls. Double glazed door to outside.

Bedroom 1 12'3" x 11' (3.73m x 3.35m) Double glazed window. Radiator.

Bedroom 2 11'11" x 9'5" (3.63m x 2.87m) Double aspect. Fitted double wardrobe, cupboard over. Double glazed window. Radiator.

Bathroom White suite comprising panelled bath, traditional mixer tap and shower attachment, vanity unit with inset wash hand basin, mixer tap, cupboard beneath, low level wc. Shaver point. 2 double glazed windows. Radiator. Part tiled walls.

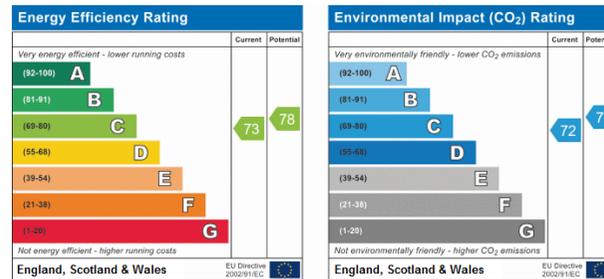
OUTSIDE

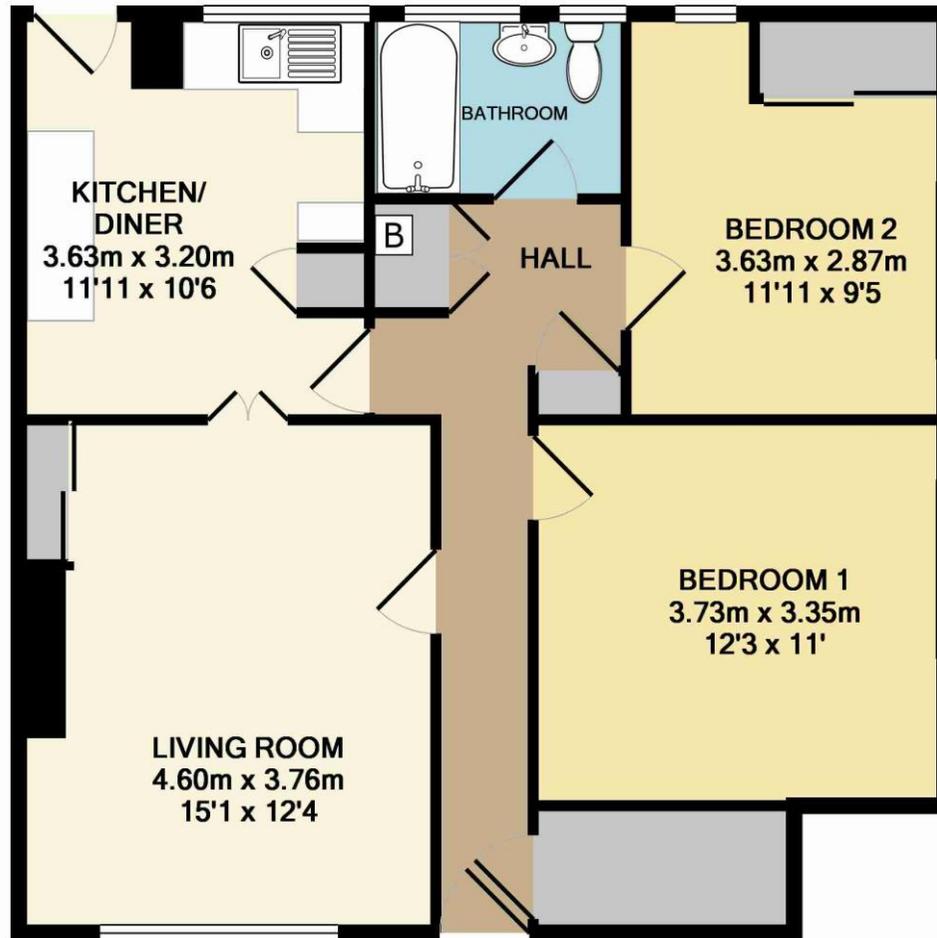
Garage Plus parking for one vehicle only.

Communal Gardens Available for the use of the residents. Attractively arranged and well maintained with well kept lawns, colourful well stocked flower and shrub beds and borders.

OUTGOINGS

Service Charge Approximately £600 per annum (to be verified).





TOTAL APPROX. FLOOR AREA 66.4 SQ.M. (715 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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