



**4 Foxhill Court**  
Sussex Road, Haywards Heath, West Sussex. RH16 4EB

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Region £175,000

This unique first floor flat enjoys a favoured east west aspect and is located in a central location just a short walk to the town centre. The bright and extremely well presented accommodation has the benefit of double glazing and electric heating and features a splendid open plan living room with fitted kitchen, double bedroom with built-in wardrobes and a spacious refitted shower room with white suite. There is an allocated car space plus visitors parking and the block has a door entry phone system. The flat is ideal for a first time buyer or as a buy to let investment with the potential rental income of approximately £750 per calendar month (providing a gross yield of about 4.5%)

Situated in this central location within walking distance of the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has several parks, a modern leisure complex, and a Sainsbury's and Waitrose superstore. The A23 lies just over 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.



## FIRST FLOOR FLAT

### Open Plan Living Room with Kitchen

**Kitchen** 11'2" x 9'6" (3.40m x 2.90m) narrowing to 7'6" (2.29m) Irregular shape. Fitted with attractive range of white high gloss fronted units with oak work surface comprising inset stainless steel bowl and a half sink with mixer tap, cupboards, drawers and appliance space with plumbing for dishwasher and washing machine under. Built-in brushed steel electric oven. 4 ring halogen hob with brushed steel extractor hood over flanked by wall cupboards. Door entry phone. Oak strip flooring. Slatted screens to:

**Living Room** 14'2" (4.32m) narrowing to 10' x 12'6" (3.05m x 3.81m) maximum. TV aerial point. 2 double glazed windows. Electric radiator. Oak strip flooring.

**Double Bedroom** 13'10" (4.22m) narrowing to 11'6" x 9'1" (3.51m x 2.77m) (average). Fitted triple wardrobe incorporating tall mirror. Double glazed window. Electric radiator.

**Refitted Shower Room** Large walk-in fully tiled shower with rain water fitment, glazed screen and door, basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Wall cupboard. Mirror. Double glazed window. Electrically heated towel warmer. Tiled floor.

## OUTSIDE

**Allocated Car Space No.4** Plus visitors parking.

## OUTGOINGS

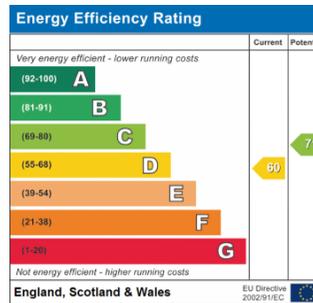
**Ground Rent** £150 per annum.

**Maintenance** £950 per annum.

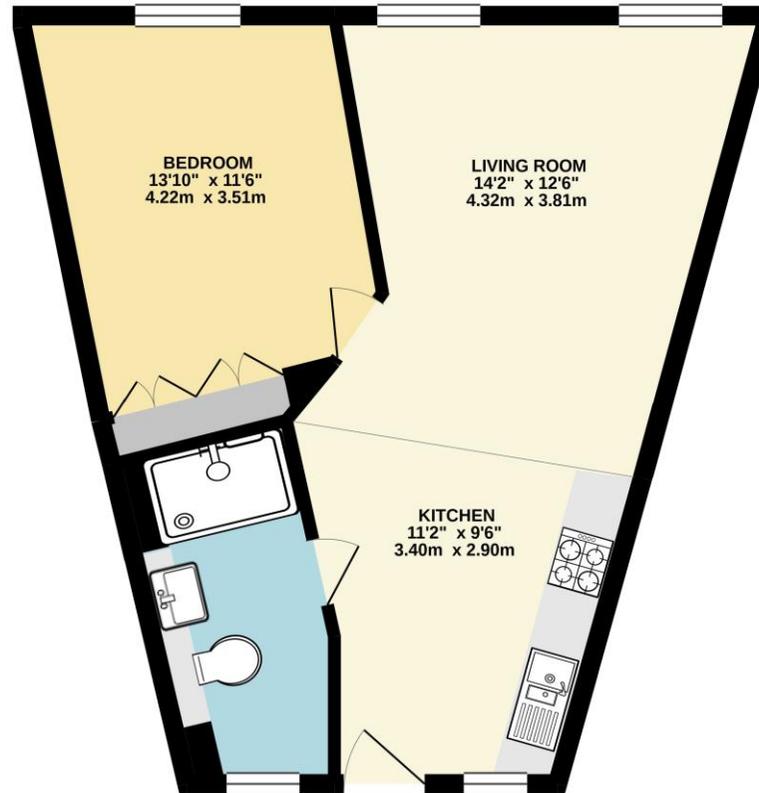
**Buildings Insurance** £452.72 per annum.

**Lease** 125 years from 25th December 1987

**Managing Agents** Sinclair Properties Estate Management Berkeley House Barnet Road St Albans AL2 1BG Tel: 01727 742968



GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 392 sq.ft. (36.4 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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