



## 3 Muirfield Court

Caxton Way, Haywards Heath, West Sussex. RH16 3TE



Mark Reville & Co

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Guide Price £230,000

This excellent ground floor flat forms part of a small purpose built block in an attractive development set in its own well kept grounds. The bright, spacious and well presented accommodation has the benefit of gas fired central heating and double glazed replacement windows and features a large double aspect L shaped sitting/dining room, an excellent fitted kitchen complete with oven and hob, 2 bedrooms and a bathroom with white suite. There is ample car parking space (permit provided) and the block has a door entry phone system. The flat is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with a potential rental income of £900 per calendar month (providing a gross yield of approximately 4%)

Situated in this convenient central location just a short walk to the town centre with its wide range of shops and The Broadway with its array of restaurants whilst the mainline railway station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath has a modern leisure complex, several parks, a Sainsbury's and Waitrose superstore. The A23 lies about 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.

## GROUND FLOOR FLAT

**Hall** Built-in partly shelved coats/storage cupboard. Door entry phone. Built-in airing/storage cupboard housing pre-insulated hot water cylinder. Radiator.

**Sitting and Dining Room** 17'1" x 16'7" (5.21m x 5.05m) narrowing to 11'5" (3.48m) A fine double aspect L shaped room with 2 double glazed windows. TV aerial point. Radiator.

**Kitchen** 9'10" x 7'3" (3.00m x 2.21m) Comprehensively fitted with an attractive range of white high gloss fronted units comprising inset stainless steel sink with mixer tap, extensive work surfaces, cupboards, drawers and appliance space with plumbing for washing machine and **dishwasher** beneath. Built-in brushed steel **electric oven, 4 ring gas hob** with concealed extractor hood over flanked by wall cupboards, one housing Worcester gas boiler, further range of wall cupboards. Tall recess ideal for upright fridge/freezer. Double glazed window. Part tiled walls. Vinyl flooring.

**Bedroom 1** 11'10" x 9'11" (3.61m x 3.02m) 2 fitted double wardrobes. Double glazed window. Radiator.

**Bedroom 2** 9'11" x 7' (3.02m x 2.13m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and independent Triton electric shower over, pedestal basin with mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Useful deep shelf. Part tiled walls.

## OUTSIDE

**Car Parking Space** Allocated by permit. Plus visitors space.

**Communal Gardens** Arranged as well kept lawns with flower and shrub beds.

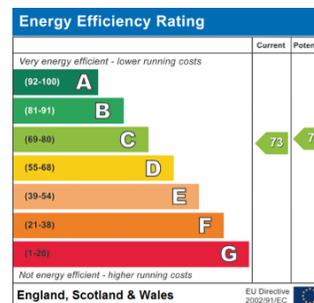
## OUTGOINGS

**Ground Rent** £70 per annum.

**Maintenance** £1,245 per annum.

**Lease** An extended lease of 177 year will be provided.

**Managing Agents:** Estate & Property Management. 5 Church Road, Burgess Hill, West Sussex, RH15 9BB. Tel: 01444 410069.



GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 here are not tested and no guarantee as to their operability or efficiency can be given.  
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