



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



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West Sussex. RH16 4EB

£169,000

This excellent top floor flat is located in a central location has a favoured east west aspect and enjoys far reaching views to the South Downs. The bright and extremely well presented accommodation has the benefit of double glazing and part slimline storage heating, features a good size living room, a well fitted kitchen, double bedroom and a refitted bathroom 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 about £750 per calendar month (providing a gross yield of approximately 4.5%).

Situated in this popular central location within in walking distance of the town centre with its wide range of shops, 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, Gatwick Airport is



about 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

### TOP FLOOR FLAT

**Hall** Good size built-in storage/airing cupboard housing hot water tank and slatted shelving. Slimline storage heater. Hatch to loft space offering **excellent storage space**.

**Living Room** 15'6" x 9'2" (4.72m x 2.79m) TV aerial point. Double glazed window. Slimline storage heater.

**Kitchen** 9'4" x 5'8" (2.84m x 1.73m) Well fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboard, drawers and appliance space with plumbing for washing machine under. Recess for cooker with extractor hood over flanked by wall cupboards. Space for upright fridge/freezer. Double glazed window. Part tiled walls. Wood effect laminate flooring.

**Note:** Kitchen appliances are available subject to negotiation.

**Bedroom** 9'4" x 9'3" (2.84m x 2.82m) Double glazed window. Electric radiator.

**Bathroom** 9'4" x 9'3" (2.84m x 2.82m) White suite comprising bath with independent electric shower over, fitted glazed folding shower screen, close coupled wc, pedestal basin with mirror strip light/shaver point over. Electrically heated chromium ladder towel warmer/radiator. Fully tiled walls. Tiled floor.

### OUTSIDE

**Allocated Car Space** Plus visitors parking.

### OUTGOINGS

**Ground Rent** £150 per annum.

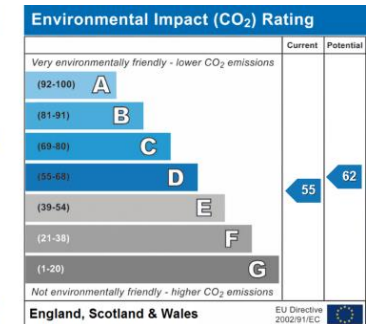
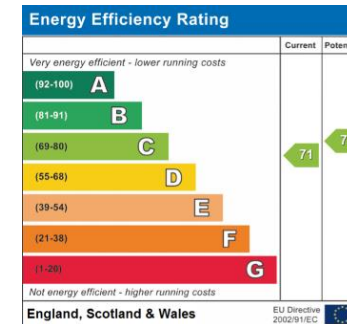
**Maintenance** £950 per annum.

**Lease** Approximately 92 years unexpired.

### Managing Agents

Sinclair Properties Estate Management  
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GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 383 sq.ft. (35.6 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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