



**6 Embassy Court**  
Sydney Road, Haywards Heath, West Sussex. RH16 1QG



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£245,000

This excellent first floor freehold flat offers bright, spacious and well planned accommodation having its own entrance at ground floor level. The flat has the benefit of electric heating and double glazed replacement windows throughout and incorporates 2 double bedrooms, bathroom, separate wc, spacious living room with feature red brick fireplace and a good size kitchen/breakfast room. In addition, there is a good size garage plus parking and residents have the use of the communal gardens arranged to the east side and front of the building. The flat is ideal for a first time buyer or a buy to let investor with the potential rental income of approximately £900 per calendar month (providing a gross yield of approximately 4.35%).

Situated in this convenient central location just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Waitrose and Sainsbury's superstores are in the immediate vicinity as is the Dolphin Leisure Centre. The Broadway with its array of restaurants is close by and the town centre is within easy



reach offering a wide range of shops, whilst the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 13.2 miles to the north and the cosmopolitan city of Brighton is about 15 miles to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

## FIRST FLOOR FLAT

**Own Ground Floor Entrance** Double glazed replacement front door to:

**Hall** Built-in storage cupboard. Good size partly shelved understairs cupboard. Electric meter cupboard, high level plinth. Double glazed window. Stairs to:

### First Floor Landing

**Living Room** 16'9" x 10'11" (5.11m x 3.33m) Most attractive red brick fireplace and hearth, quarry tiled mantle, fitted gas fire. Glazed serving hatch to kitchen. Double glazed window. Electric radiator with timer.

**Kitchen/Breakfast Room** 12'5" x 8'6" (3.78m x 2.59m) Fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped work surface, cupboards, drawers, storage and appliance space under. Built-in **electric oven**, brushed steel **4 ring gas hob** with extractor hood over. Range of wall cupboards. Built-in shelved and ventilated larder. Double glazed window. Electric radiator with time control. Part tiled walls. Vinyl flooring.

**Bedroom 1** 13'7" x 9'2" (4.14m x 2.79m) Double glazed window. Electric radiator with timer. Picture rail.

**Bedroom 2** 13'7" x 7'9" (4.14m x 2.36m) Double glazed window. Electric radiator with timer. Picture rail.

**Bathroom** White suite comprising bath with independent Triton T80 shower over, basin with single lever mixer tap, cupboard beneath. Double glazed window. Part tiled walls, fully tiled around bath.

**Separate wc** Low level suite, tiled surround. Double glazed window. Electric radiator.

## OUTSIDE

**Garage** 18'1" x 9'3" (5.51m x 2.82m) Up and over door. **Parking area.**

Adjacent **Covered Area** with rear door to garage.

**Communal Gardens** Arranged to the front and east side of the building. Neatly laid to lawn.

## OUTGOINGS

**Maintenance** 1/6 share of any expenditure of the common parts.

**Insurance** Each flat is responsible for its own building insurance.

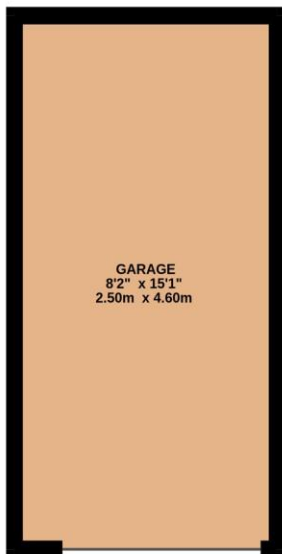
**Note** All residents are obliged to enter into a mutually enforceable agreement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

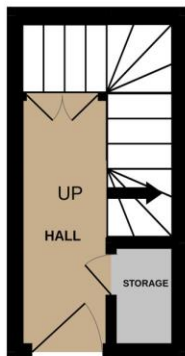




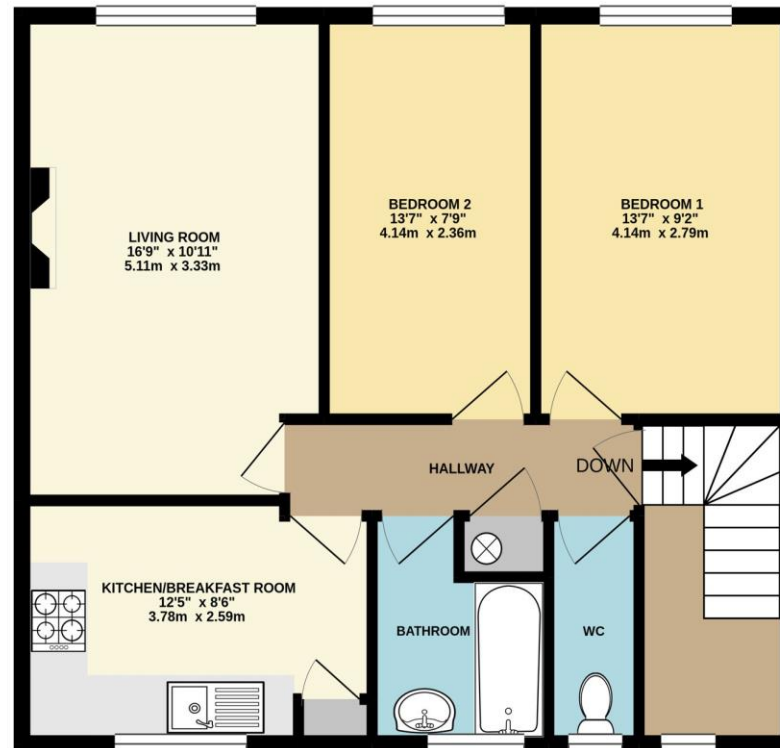
GARAGE  
168 sq.ft. (15.6 sq.m.) approx.



GROUND FLOOR  
66 sq.ft. (6.2 sq.m.) approx.



FIRST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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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