



**13 Boston Court**  
Boston Road, Haywards Heath, RH16 3PY

■ ■ ■ Mark Reville & Co

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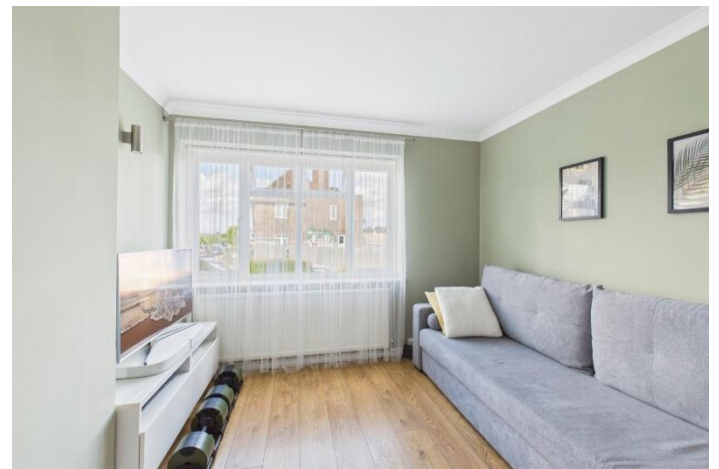
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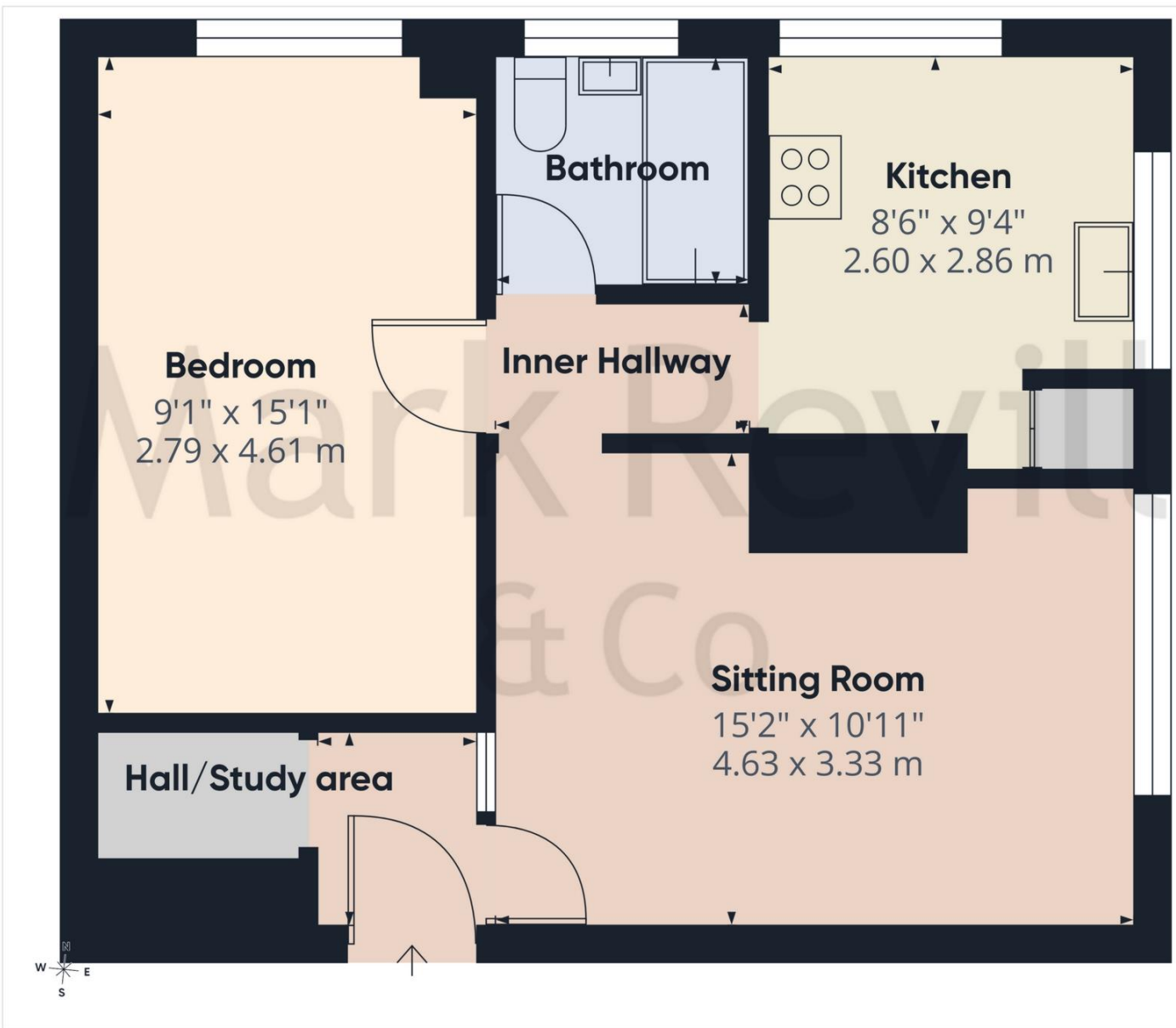
Guide Price £200,000 Leasehold

A well presented one bedroom ground floor apartment ideally situated in a convenient residential location close to local amenities and within easy reach of Haywards Heath town centre and mainline railway station. The property offers well proportioned accommodation throughout. The entrance hall provides a useful recessed area, ideal for a home office/study space, leading through to a bright and comfortable sitting room. An inner lobby gives access to the fitted kitchen, generous double bedroom and bathroom. Further benefits include uPVC double glazing, gas fired central heating, communal parking to the rear and two private lockable storage cupboards. Residents also enjoy access to communal gardens, a rotary drying area and bin storage facilities. Offered for sale with no onward chain and immediate vacant possession, this attractive apartment represents an excellent opportunity for first-time buyers, downsizers and investors alike.

Boston Court is situated on Boston Road, a popular residential location on the western side of Haywards Heath. A local shopping parade with convenience stores, takeaway outlets and everyday amenities is within easy walking distance, whilst regular bus services provide easy access to the town centre and surrounding areas. Haywards Heath town centre offers an extensive range of shops, supermarkets, cafés, restaurants and leisure facilities, together with the town's mainline railway station, approximately one mile away, providing fast and regular services to London (Victoria/London Bridge 42-45 minutes), Gatwick Airport and Brighton. The area is also well served by attractive open countryside, nearby parks and excellent road links via the A23/M23, making it an ideal location for commuters and those seeking a convenient lifestyle.







**Approximate total area<sup>(1)</sup>**  
 453 ft<sup>2</sup>  
 42.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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