



14 Selby Court, Haywards Heath, West Sussex RH16 4PQ

£400,000

FREEHOLD





A beautifully presented and recently updated terraced bungalow in this desirable cul-de-sac just to the south of the town centre with two allocated parking spaces and a fully enclosed 30' x 22' paved, low maintenance courtyard style garden.

NB. This is a freehold complex and not a managed retirement complex with any financial charges.

- Immaculate bungalow in a quiet cul-de-sac on the southern side of town
- The subject of significant improvement in recent years
- Recently redecorated and new floor coverings throughout
- Modern refitted kitchen and contemporary style shower room suite
- Brand new uPVC double glazed windows and doors to the rear
- Partly boarded loft space with dropdown ladder
- 2 allocated parking spaces to the front
- Fully enclosed rear garden measuring 30' x 22' and mainly paved for ease of maintenance with summer house
- Close to Victoria Park and Ashenground Woods
- 1.1 mile walk to the railway station
- Could be rented out for as much as £1,300 pcm giving an annual gross income of £15,600
- EPC: D - Council Tax Band: D



Selby Court is a quiet cul-de-sac lying immediately off Ashenground Road in this much favoured central location, just a short walk to the town centre with its wide range of shops including Marks and Spencer, post office, several coffee shops and the Broadway with its array of restaurants, cafes and bars. Victoria Park is close at hand and Haywards Heath mainline railway station, the Dolphin Leisure complex, Sainsbury's and Waitrose superstores and are all within easy reach. The A23 lies about 6 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12 miles to the north and Brighton is a similar distance to the south. There are several beauty spots close by including South Downs National Park, Ashdown Forest and both Ditchling and Chailey Common Nature Reserves. There are numerous sports and social clubs close by.

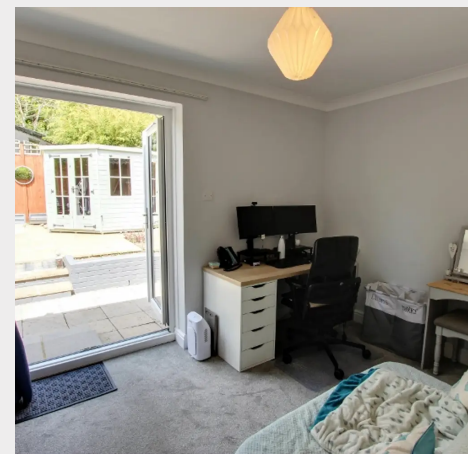
Distances (approx miles on foot/car/train)

Primary schools : St Wilfrids 0.6, St Joseph's RC 0.5, Warden Park Academy 0.7

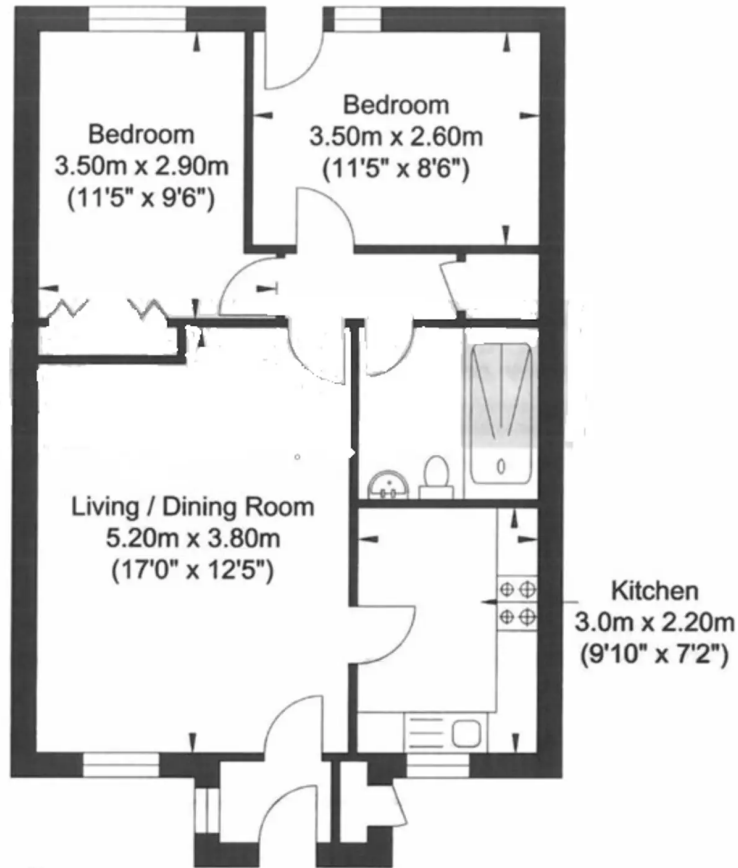
Secondary schools: Oathall Community College 1.3, Warden Park Academy 2.1, St Paul's RC in Burgess Hill 5.9

Railway Station 1.1 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins)

Gatwick Airport 12, Brighton sea front 14, A23 – Bolney 6



Selby Court, Haywards Heath



Approximate Floor Area
599.11 sq ft
(55.66 sq m)

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