



1 Arbor Court, Heath Road, Haywards Heath, West Sussex RH16 3BQ

Guide Price £225,000

LEASEHOLD



**MANSELL  
McTAGGART**  
Trusted since 1947



A 2 bedroom ground floor flat in need of some refurbishment ideally placed on the edge of the town centre and within a very pleasant walk across Clair Park to the railway station.

- Vacant - For Sale with no onward chain
  - Requires some updating - priced accordingly
  - Great location on edge of town centre
  - Close to the Broadway and railway station
  - New gas combi boiler installed in 2020
  - UPVC double glazed windows throughout
  - Large entrance hall with built-in cupboards
  - Very large sitting room with bay window
  - Separate kitchen, bathroom, 2 bedrooms
  - Ideal buy to let investment
  - Should rent for at least £1,000 per month  
Tenure: Leasehold - expires 24th June 2163 (140 years remaining)
  - Ground rent: peppercorn (non-payable)
  - Service charge: £2422.74 for the current year
  - Managing agents: Stiles Harold Williams (SHW)
  - Lees House, 21-33, Dyke Road, Brighton, BN1 3FE.  
T: 01273 876205  
E: [fmullaney@shw.co.uk](mailto:fmullaney@shw.co.uk)
  - EPC: C - Council Tax Band: C
- NB. This information is believed to be correct. However, any intending purchasers should check with the managing agents**



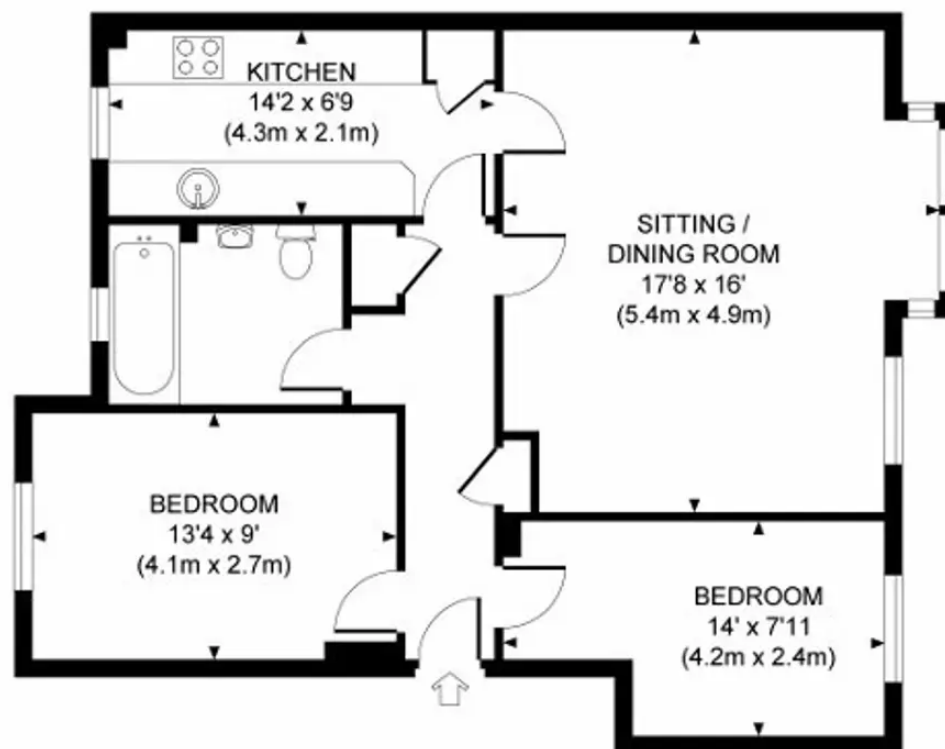
Arbor Court is located on the corner of Heath Road and Oathall Road just to the north/east of the main town centre, being close to the Broadway, the wonderful woodland of Clair Park and the railway station. The town centre has an extensive range of shops, stores, restaurants, cafes and bars. There are several other large parks and open spaces close by and the town has a leisure centre, several schools and hospital. The railway station is within a picturesque 10 minute walk via Clair Park and offers fast commuter services to London, Gatwick Airport and Brighton. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.





**FLOORPLAN IS FOR GUIDE  
PURPOSES ONLY**

Approximate Gross Internal Area  
714 sq ft / 66.3 sq m



## Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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