



24 Heath Court Heath Road, Haywards Heath, West Sussex RH16 3AF

GUIDE PRICE ... £165,000 ... LEASEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A bright and spacious south facing first floor 2 bedroom retirement apartment presented for sale in very good order throughout located in this popular town centre complex for those over 60 years of age within a short stroll of all the shops, Broadway, cafes, and restaurants, Clair Park and the railway station.

- 2 bedroom 1st floor flat for the over 60's
- Occupying a sunny south facing aspect overlooking the front gardens and entrance
- Modern refitted kitchen & shower room - Kitchen has a range of appliances
- Clean and neutral decor throughout
- Great location on edge of town centre
- Close to shops, restaurants and Clair Park
- 0.4 mile walk to the railway station
- Residents lounge, laundry and guest suite
- The services of the friendly house manager
- For sale with no onward chain
- EPC rating: D - Council Tax Band: C
- **Tenure:** leasehold 125 years from 01/04/1987
- **Ground rent:** for 6 month period September to March £274.23 - (£550 P.A) doubling every 25 years - next change in 2032
- **NB. A lease extension is available which would remove any annual charges for ground rent**
- **Service charge:** for the year September 2023 - August 2024 £5202.76
- **Managing agents:** First Port
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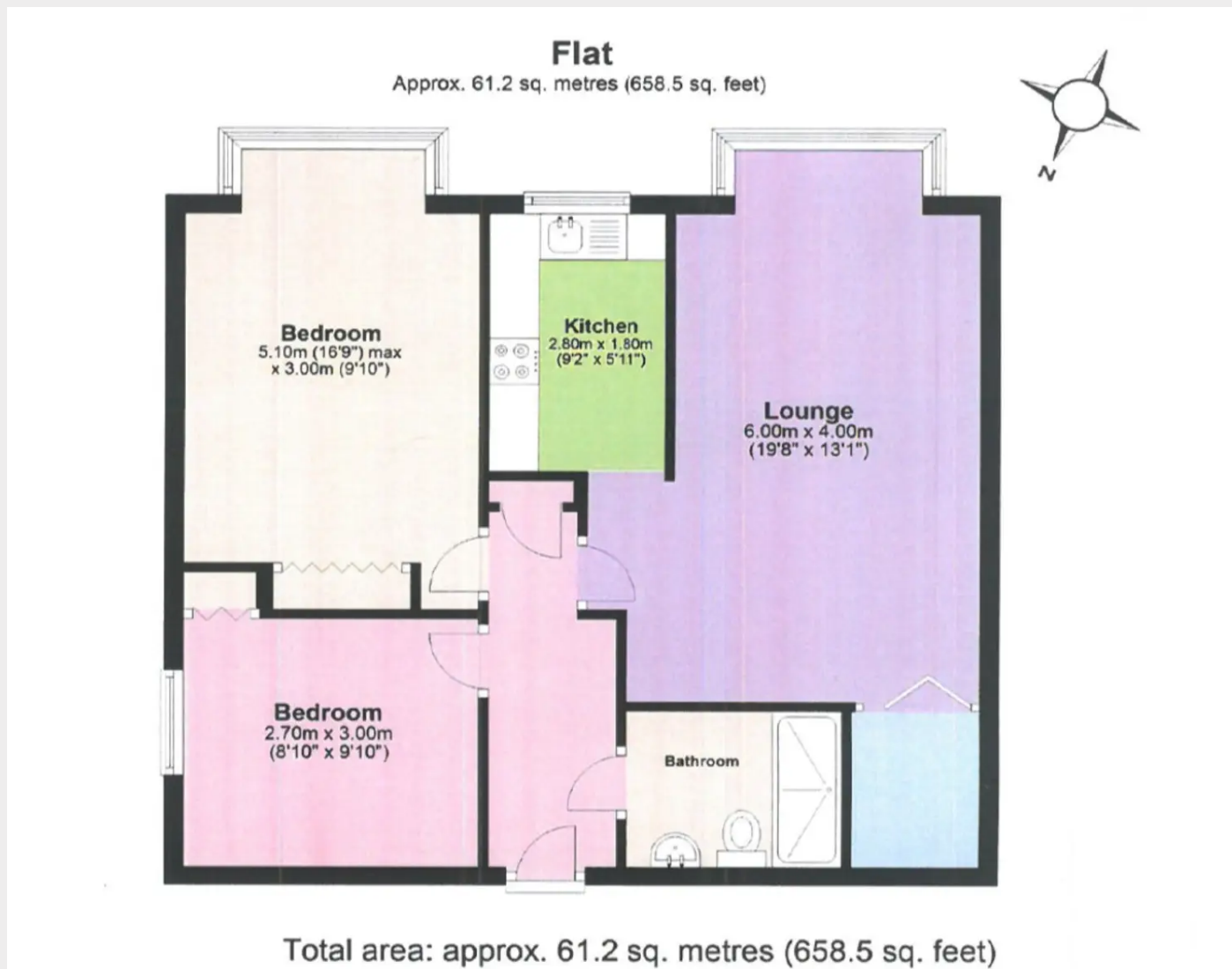


Heath Court is located on Heath Road which runs between The Broadway and Oathall Road just to the north of the town centre and is ideally placed within walking distance of most of the town's facilities. The Broadway has an array of restaurants, cafes, bars, shops and a pharmacist with the main shopping areas of South Road and The Orchards being within a 5/10 minute walk. The beautiful woodland and cricket ground at Clair Park are very close by and the railway station is a 5/10 minute walk down Perrymount Road providing fast links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

A regular bus service runs from the Broadway to all of the town facilities and neighbouring districts including Brighton City Centre. The town has a leisure centre, numerous sports clubs and leisure groups and the surrounding area has various beauty spots including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest and the South Downs National Park.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney.





Mansell McTaggart Haywards Heath

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