



## 14 Sussex Court, Ashenground Road, Haywards Heath, West Sussex RH16 4PA

Guide ... £175,000\* ... LEASEHOLD ... INCLUDES LEASE EXTENSION



**MANSELL  
McTAGGART**  
Trusted since 1947



A 1 bedroom top (2nd) floor south facing apartment situated on the southern tip of the town within an easy walk of the town centre, fashionable Broadway, hospital and railway station presented for sale in clean, tidy and neutral decoration throughout.

**\* the owner has started the process of a lease extension which an incoming buyer can take over.**

- South facing top floor town centre apartment
  - For sale with immediate vacant possession
  - Allocated parking space (14)
  - Ideal first purchase or Buy To Let investment
  - Should rent out for around £900 per month
  - Clean and neutral order throughout
  - Entrance hall with built-in cupboards
  - Electric heating – Double glazed windows
  - Lounge with Juliet balcony and distant views
  - Separate kitchen with some appliances
  - Double bedroom and bathroom
  - EPC rating: C – Council Tax Band: B
  - Tenure: Leasehold with 67 years remaining\*
  - Ground rent: currently £80 per annum
  - Service charge: £1545 per annum
  - Managing agents: Sussex Estate Management Ltd
- Andy Dumbrell e: [andy@sussexem.co.uk](mailto:andy@sussexem.co.uk)  
t: 01903 895401



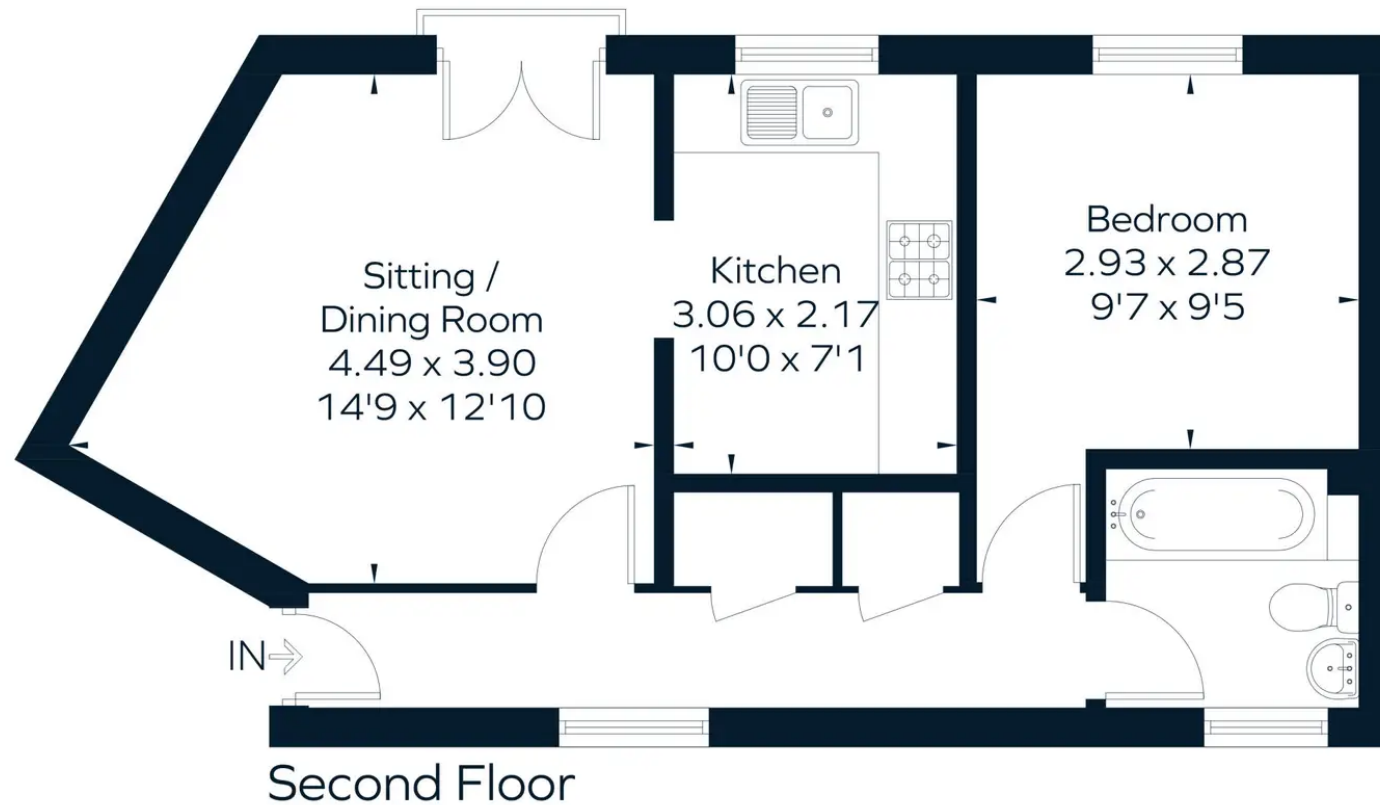
Sussex Court is situated on the corner of Ashenground Road and Sussex Road on the southern edge of the town centre and is ideally placed within a short walk of all the town's facilities and the Princess Royal Hospital.

The town has an extensive range of schools, shops, stores, restaurants, cafes and bars, leisure groups, sports clubs, 6th form college and a leisure centre. The railway station is approximately 1 mile distant and offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

By road, access to major surrounding areas can be gained via the A272, the B2112 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.



Approximate Area = 43.1 sq m / 464 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 309587

## Mansell McTaggart Haywards Heath

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