



Clive Court, Sydney Road, Haywards Heath, West Sussex

Spacious top floor two bedroom flat located within walking distance of Haywards Heath mainline train station.



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- ▶ **Two Double Bedrooms**
- ▶ **Spacious Living/Dining Room**
- ▶ **No Onward Chain**
- ▶ **Walking Distance of Train Station**
- ▶ **Neutral Décor Throughout**
- ▶ **New Lease Being Granted**

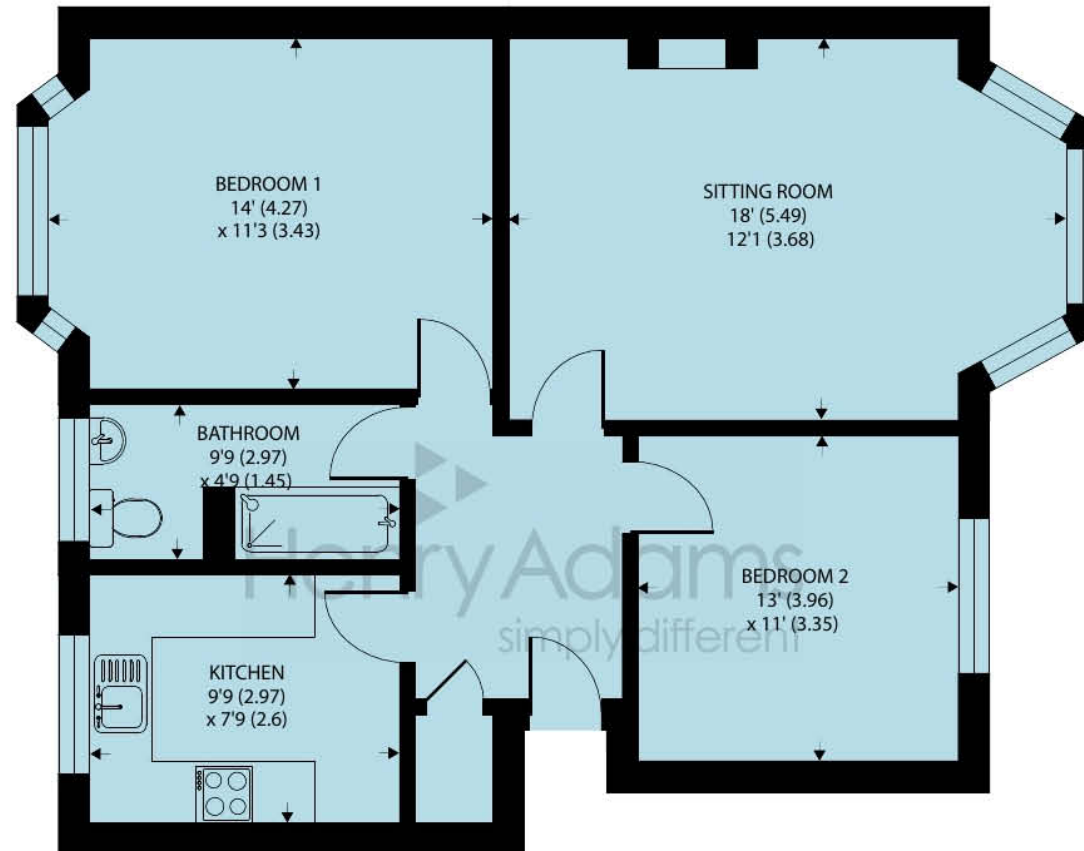
Set in a charming 1930's built property, of just six flats, this top floor flat is ideally located within a short walk of Haywards Heath station, presented to a clean neutral colour scheme throughout and being sold with no onward chain.

In further details access via communal entrance the accommodation briefly comprises; an entrance hall with storage cupboard and secure phone entry system, a bright and airy sitting room measuring approximately 18" x 12'1" with bay window and a decorative feature fireplace. A well-proportioned and attractive kitchen provides ample worktop space with a good range of wall and base units.

There are two double bedrooms and a bathroom. Bedroom one is a good size double with a bay window to the rear and bedroom two is also a double. The bathroom has been fitted with a white suite comprising a panel enclosed bath with shower over head, pedestal hand basin and a WC.

Further attributes include double glazing, gas fired central heating and recently decorated to a clean neutral colour scheme throughout. Being sold with no onward chain.





Approximate Area = 705 sq ft / 65.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Further Information

A new lease is currently being granted which will expire 2174.

Service Charge: Approximately £1400 per annum.

Ground Rent: Peppercorn

Council Tax – Mid Sussex District Council – Band B

Location

The property is situated within a short walk of Haywards Heath mainline train station and town centre. Nearby facilities include the Dolphin Leisure Centre, Sainsbury's Superstore and Waitrose are also within walking distance. Haywards Heath town centre provides extensive shopping facilities including Orchards Shopping Centre and cafes, as well as a variety of bars & restaurants situated on The Broadway.

Haywards Heath mainline station offers regular services to London (approximately 47minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (20 minutes). By car, surrounding areas can be accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.

