



Flat 17, Highfield Court Church Road, Haywards Heath, West Sussex RH16 3PA

GUIDE PRICE ... £175,000 ... LEASEHOLD



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A bright and well designed top (2nd) floor double aspect studio* flat with distant views and an allocated parking in this popular modern block on the very edge of the town centre and ideally located within a short walk of the shops, railway station, Broadway and hospital. The owner has had new windows installed and refitted the kitchen and is extending the lease by 90 years.

- Top floor studio flat in town centre
- Allocated parking space
- Distant views across to Lindfield
- Ideal location for shops and Broadway
- 10 minute walk to railway station via Clair Park
- Large L-shaped bed/sitting room
- Separate kitchen and bathroom
- Recently installed UPVC double glazed windows
- Could easily convert to create separate bedroom
- EPC rating: D - Council Tax Band: B
- Tenure: leasehold – currently has 125 years from 1988 (lease to be extended by 90 years)
- Ground rent: currently £65 pa but will go down to zero once lease extended
- Service charge: for the six month period, 29.09.23– 24.03.24 - £445.09 - Reserve fund contribution for the same period £340.91
- Managing agents: HML PM Ltd, Stonemead House, 95 London Road, Croydon, Surrey, CR0 2RF - Please refer to the managing agents for verification of all information



Highfield Court is located on the corner of Church Road and Hazelgrove Road, just on the north/eastern corner of the town centre adjacent to the Orchards Shopping Centre.

All the town's shops are within a few minutes walk and the Broadway is also close by with its numerous restaurants, cafes and bars. The hospital is within a 10/15-minute walk and there are several primary schools within easy reach.

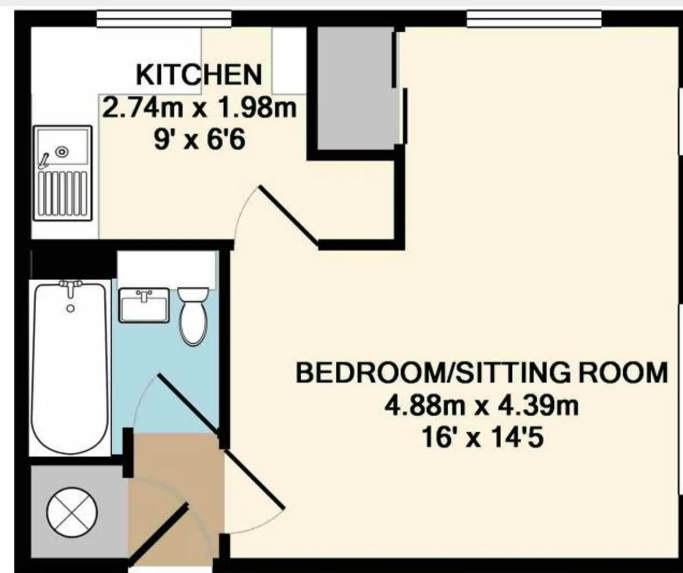
Children from this side of town go onto Oathall Community College, which has its own farm in neighbouring Lindfield (0.75 miles distant).

The railway station is also 0.75 miles distant and provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (20 mins).

By road, access to the major surrounding areas can be gained via the A/M23 which lies approximately 6 miles to the west at Bolney.

The town has numerous open spaces, and the property is particularly close to Clair Park, Victoria Park and Muster Green.





TOTAL APPROX. FLOOR AREA 29.2 SQ.M. (314 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan. The overall floor areas shown include internal wall areas.

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