



19 Muster Court

Muster Green, Haywards Heath, RH16 4AW



Mark Reville & Co

19 Muster Court

Muster Green, Haywards Heath, RH16 4AW

£265,000

This excellent second floor flat forms part of an attractive purpose built development set in its own extremely well kept communal grounds. The bright, spacious and extremely well presented accommodation enjoys an outlook over Muster Green to the front and distant views to the South Downs at the rear. The flat has the benefit of gas central heating and double glazed replacement windows throughout, features a large double aspect living room with doors to a balcony, a well fitted kitchen complete with appliances, 2 good size bedrooms and a bathroom. The residents enjoy the use of the beautiful well-kept communal gardens, there is ample car parking space and a garage (subject to availability) at the rear which can be rented for £450 per annum. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor (the potential rental income is approximately £1,000 per calendar month providing a gross yield of approximately 4%).

Situated in this central location opposite Muster Green gardens and just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station providing an



excellent service to central London (Victoria/London Bridge 42-45 minutes). The town has several parks, a modern leisure centre, a Sainsbury's and Waitrose superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.2 miles to the north, the cosmopolitan city of Brighton and the coast is 14.6 miles to the south whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

SECOND FLOOR FLAT

Hall Built-in shallow shelved cupboard with gas point. Good size built-in linen cupboard with slatted shelf and radiator. Wall mounted central heating and hot water time control. Door entry phone. Telephone point. Cupboard housing trip switches.

Living Room 15'3" x 11'7" (4.67m x 3.54m) A fine double aspect room with double glazed casement doors to a balcony. TV/FM/Satellite aerial points. Telephone point. 2 double glazed windows. Radiator.

Balcony Enjoying an outlook over Muster Green. Wrought iron balustrade.

Excellent Kitchen 9'7" x 7'2" (2.94m x 2.20m) Newly fitted with an attractive range of white fronted units with contrasting laminate work surfaces incorporating inset stainless steel sink with single lever mixer tap, adjacent worktop, cupboards, drawers and **washing machine** beneath. Built-in **electric oven**. **4 ring ceramic hob** with glass splashback and concealed extractor hood over flanked by wall cupboards. Tall **fridge/freezer**. Further wall cupboard. Wall mounted Worcester gas combination boiler. Double glazed window. Part laminate panelled walls. Vinyl flooring.

Bedroom 1 13'1" x 9'10" (4m x 3.01m) Enjoying a favoured southerly aspect and far reaching views to the South Downs. Large built-in triple wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Radiator.

Bedroom 2 12' x 7'10" (3.66m x 2.40m) Built-in wardrobe, cupboard over. Double glazed window. Radiator.

Bathroom White suite comprising bath with independent Triton shower over, pedestal basin and close coupled wc. Double glazed window. Radiator. Half tiled walls. Vinyl flooring.

OUTSIDE

Communal Gardens Well-kept arranged principally to the rear of the building with well-tended lawns, herbaceous beds and borders and established trees.

Ample Car Parking

Garage to Rent Subject to availability at £450 per annum.

OUTGOINGS

Ground Rent £50 per annum.

Maintenance £1,373.63 per annum. (April 2021-March 2022) includes buildings insurance (to be verified).

Lease 150 years from January 2001.

Note: The new leaseholder will receive a share of the freehold and can apply to be a Director of Muster Court Limited.

Managing Agent Hunters, 5 Church Road, Burgess Hill, RH15 9BB. T: 01444 254400





Approximate total area⁽¹⁾

643.79 ft²
59.81 m²

Balconies and terraces

35.74 ft²
3.32 m²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

