



**5 Heath Court**  
Heath Road, Haywards Heath, RH16 3AF



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Guide Price £115,000 Leasehold

This delightful lower ground floor retirement flat forms part of a popular development designed for the active over 60s. The accommodation comprises a delightful patio, a large sitting room with an opening to the kitchen which is complete with appliances and a window overlooking the communal gardens, a double bedroom with built-in wardrobe and a large wet room, there is also a useful storage cupboard from the hallway. The property has the benefit of double glazed windows, recently installed electric storage heaters and a security entry phone system, an emergency call system and an automatic passenger lift. The residents have the use of a communal lounge with kitchen, laundry, there are communal gardens with a sun terrace to the front, residents and visitors parking and a guest suite is available at a nominal charge.

Heath Court is located in a central position opposite a modern health centre and just a short walk to The Broadway with its shops, restaurants and amenities. The town centre is close at hand offering a wide range of shops, several cafes, banks, post office and a Marks and Spencer, whilst the mainline railway station is within easy reach as is Waitrose and Sainsbury's superstores

Ground Rent: To be verified.

Maintenance: £2,577.26 per annum.

Lease: To be verified.







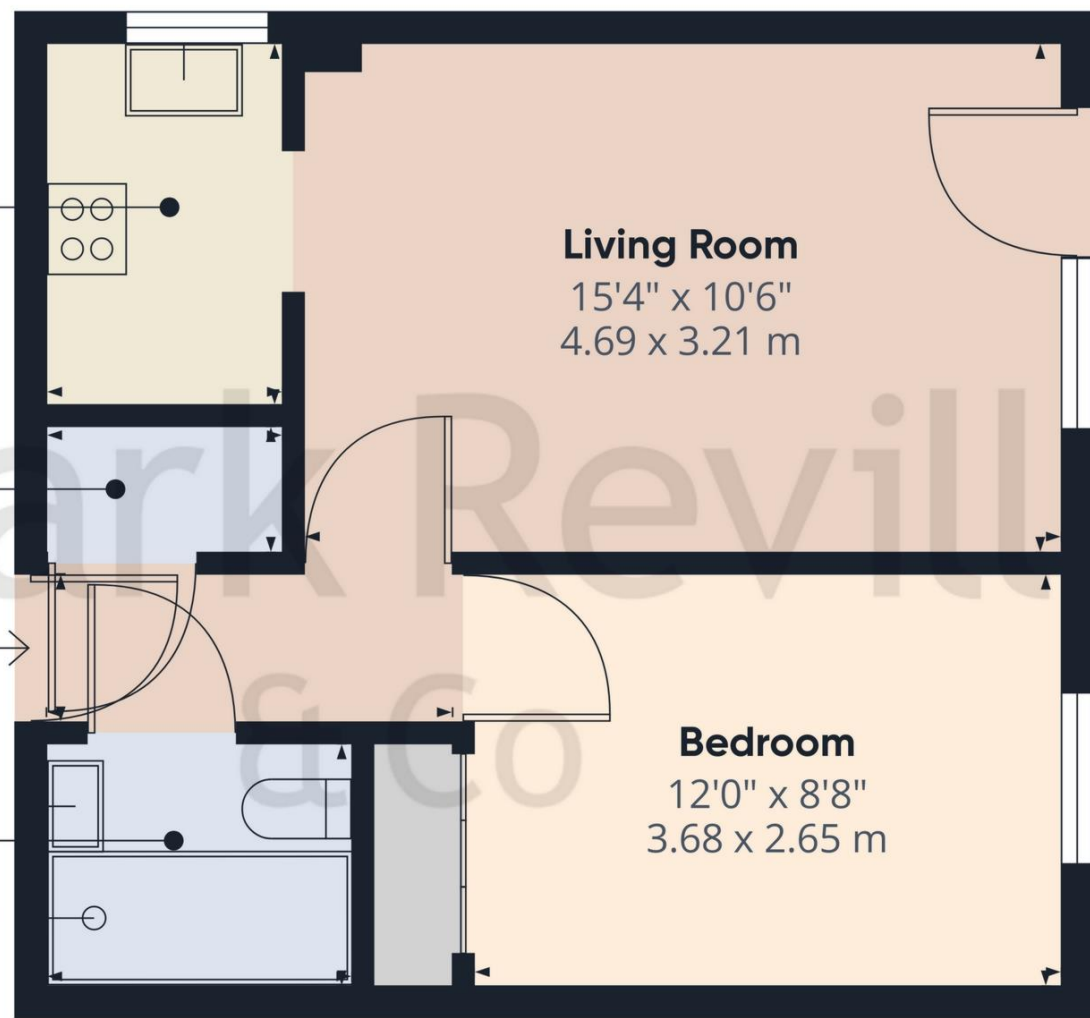




**Kitchen**  
5'4" x 7'6"  
1.64 x 2.30 m

**Storage Cupboard**  
4'5" x 2'9"  
1.36 x 0.86 m

**Wet Room**  
6'8" x 5'5"  
2.05 x 1.67 m



**Living Room**  
15'4" x 10'6"  
4.69 x 3.21 m

**Bedroom**  
12'0" x 8'8"  
3.68 x 2.65 m

Approximate total area<sup>(1)</sup>  
397.19 ft<sup>2</sup>  
36.9 m<sup>2</sup>

(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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		72	77

England, Scotland & Wales

EU Directive 2002/91/EC

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.

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