



7 Newton Court, Haywards Heath, West Sussex, RH16 3BL

Guide Price £265,000 Leasehold

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VIEWING BY APPOINTMENT WITH PSP HOMES

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What we like. . .

- * Peaceful but incredibly central position within easy walk of the station and town centre.
- * Extremely long (950+ years) lease.
- * Leafy woodland outlook, a unique feature for such a central location.
- * Garage en-bloc with resident's permit parking available.

The Maisonette

With a gorgeous tree-top outlook this two bedroom top floor maisonette provides accommodation over two floors and is ideally located for Haywards Heath's station, The Broadway and the town centre. With an extremely long lease and relatively low maintenance charges the apartment would be perfect for a first time buyer and has its own garage too.

The apartment faces East-to-West meaning it is bright and airy throughout the day. The spacious living/dining room is the heart of the home with large windows overlooking Clair Park, it's one of the most unique and peaceful outlooks in Haywards Heath. The kitchen was upgraded in 2015 with smart units, wood effect counter top and space for a range of appliances.

On the first floor are two double bedrooms with built-in storage, both are served by the recently updated bathroom, featuring a white suite and overhead shower.

Further attributes include electric heating and double glazed windows throughout. There is resident's permit parking as well as a garage en-bloc with recently re-fitted flat roof.

Out & About

Newton Court is conveniently located on Perrymount Road, offering a superb central location with the town centre being within striking distance with The Orchards shopping centre being just a short stroll, whilst you'll find plenty of restaurants and bars along The Broadway - the town's buzzing social centre with a range of large chains & local independents including Cote Brasserie, Pizza Express, Pascals Brasserie, Lockhart Tavern Gastropub and WOLFOX coffee roasters - great for a brunch!



For commuters, Haywards Heath's mainline station is an extremely short walk of the apartment and provides fast, regular services to London Bridge and Victoria in under an hour, Brighton within 20 minutes and Gatwick Airport within 15 mins - pure commuting convenience. Quintessential villages surround the town and include Lindfield, Cuckfield, Ardingly and Wivelsfield Green. By car, surrounding areas and the M25 motorway network can be accessed via the A23(M) to the west, or A272 to the east.

The Specifics

The Finer Details. . .

Tenure: Leasehold

Lease: 999 Years from 1967

Service Charge: approx. £829.98 for the year inc ground rent

Council Tax Band: C

Broadband Speed: 89 mbps (Superfast)

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

