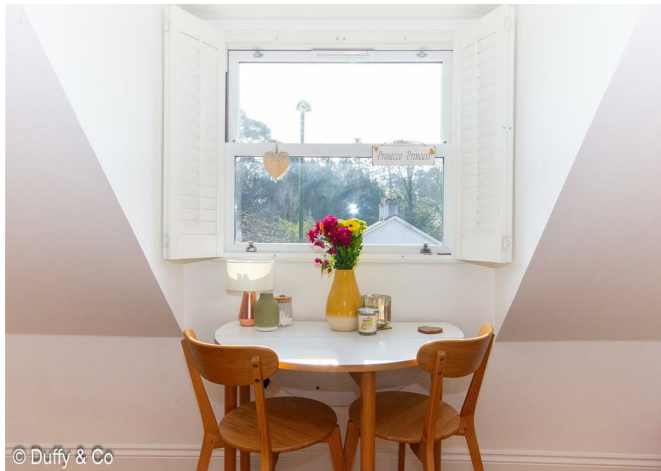




Sydney Road, Haywards Heath  
Guide Price £230,000 Leasehold



## Flat 6 Copperwood Court 51 Sydney Road, Haywards Heath, RH16 1QD

**Guide Price £230,000 Leasehold**

- *Allocated off road parking space*
- *Open-plan kitchen/living area with integrated appliances*
- *Double-glazed windows & plantation blinds*
- *Ideal for first-time-buyers or buy-to-let*
- *En-suite bathroom*
- *Conveniently located close to train station*
- *Top-floor apartment*
- *Additional study/dressing room*
- *Double bedroom with built-in wardrobes*
- *Modern electric heating*

This larger than average top-floor one bedroom apartment is set within a modern block on Sydney Road, just a five minute walk from Haywards Heath train station, making it an ideal choice for commuters. Immaculately maintained and thoughtfully designed, this stylish home offers a perfect blend of space, comfort and convenience.

The spacious open-plan kitchen and living area features a sleek modern kitchen with integrated appliances, including a 12 month old washing machine still under warranty, a dishwasher, counter top fridge and separate freezer and a practical breakfast bar. The space is bright and inviting, enhanced by plantation blinds fitted throughout the property.

The main bedroom is a generously sized double, complete with built-in wardrobes and direct access to the en-suite bathroom. The en-suite is finished to a high standard and boasts underfloor heating, a P-shaped bath with an overhead shower. A separate study/dressing room provides additional flexibility, perfect for home working or extra storage.

Redecorated within the last two years, the property remains in pristine condition, benefiting from electric heating and double-glazed sash and casement windows. Full fibre broadband has also been installed within the last three months, ensuring seamless connectivity.

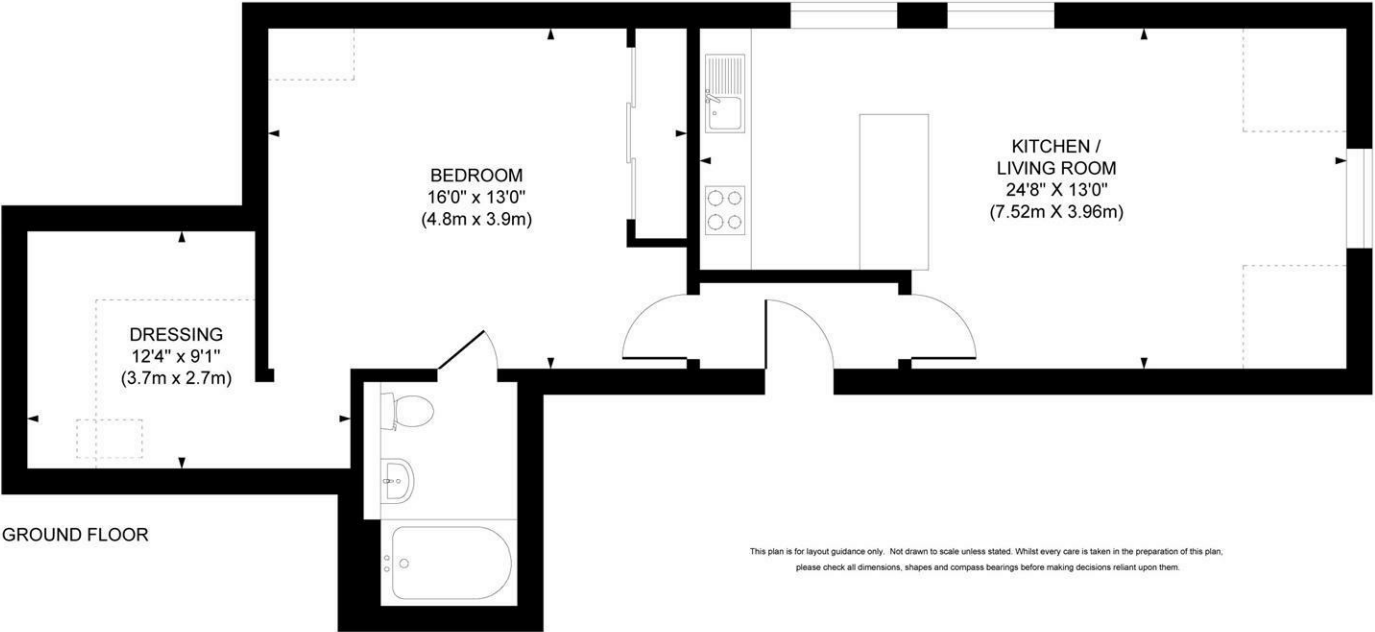
Further advantages include one allocated parking space and a prime location close to local amenities, shops, and transport links. This property is a fantastic opportunity for first-time buyers or investors seeking a high quality buy-to-let opportunity.

An early viewing is highly recommended.



Floor Plans

Approximate Gross Internal Area  
685 sq. ft / 63.61 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Additional Details:  
## Guide Price £230,000 to £240,000##  
EPC: C Rating  
Council Tax Band: B (£1732.83 2024/25)  
Ownership: Leasehold - 999 years from 25/12/2012 (987 years remaining)  
Ground Rent: £300 pa (£150 half yearly)  
Service Charge: £737.28 pa (£368.64 half yearly)  
Estate Service Charge: £82.10 pa (£41.05 half yearly)

Managing Agent: Gould Baxter,  
2 Lucastes Mews, Paddockhall Road, Haywards Heath RH16 1HE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| 74                                          |         | 81        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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