



Sales.

Newton Court,
Haywards Heath, RH16 3BL

Guide Price
£240,000 to £250,000



Newton Court,
Haywards Heath, RH16 3BL



A fabulous top-floor, two double-bedroom maisonette within a short walk of the train station and town centre. The property is set over 2 levels with the first floor offering a fitted-kitchen and spacious lounge/diner with a balcony overlooking the woodland of Clair Park. On the second floor there are two generous double bedrooms and a bathroom.

Offered to the market with no onward chain and boasting a share of the freehold, this property will suit first time buyers, commuters and investors alike (potential 5% - 6% yield).

Newton Court enjoys well kept communal grounds and also has direct gated access into Clair Park. There is permit parking for residents and an allocated outside lockable storage unit.

ADDITIONAL INFORMATION

Tenure: Leasehold/Share of Freehold

Lease Term: 999 Years from 1 January 1967

Service Charge: £702 per annum

Service Charge Review Period: Annually

AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.



Buses

1 minute walk



Shops

The Orchards
15 minute walk



Trains

Haywards Heath
7 minute walk



Sport & Leisure

The Dolphin
0.8 miles



Rental Income

£1,200 pcm
Rental Yield – 5.8%



Schools

Warden Park Academy
Oathall Community College



Broadband

Up to 67 Mbps



Roads

M23
9.2 miles



Council Tax

Band C



Total Approximate Floor Area

626 sq ft / 58 sq m

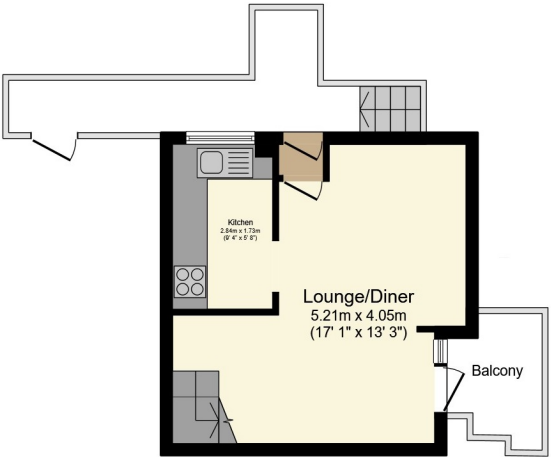
Viewing arrangements by
appointment through :

Brock Taylor
01444 474447
hhsales@brocktaylor.co.uk

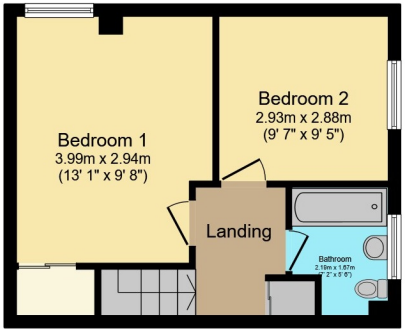


AWARD
WINNER

2022-2023

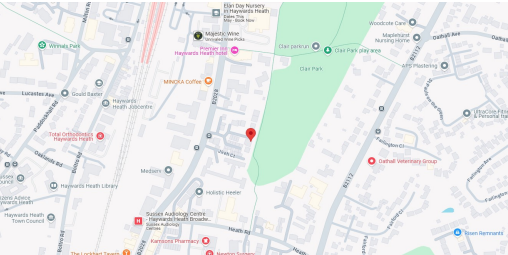


Ground Floor



First Floor

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England & Wales		79	40
		EU Directive 2002/91/EC	

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

Residential sales, lettings,
land and new homes.

01444 474447

brocktaylor.co.uk

26 The Broadway, Haywards Heath, West Sussex, RH16 3AL