



**Newton Court,  
Haywards Heath,  
RH16**

**Asking Price  
£240,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
land and new homes.**

## Newton Court, Haywards Heath



An opportunity to acquire a spacious two-bedroom ground-floor apartment with its own private garden, garage and share of freehold, conveniently positioned within easy reach of Haywards Heath town centre and mainline railway station.

Offering well-proportioned accommodation throughout, the property presents an excellent opportunity for a purchaser to modernise and create a home tailored to their own tastes and requirements.

The flat comprises an open-plan lounge/kitchen enjoying views over the garden, two well-proportioned bedrooms and a bathroom. The layout offers excellent potential for improvement and reconfiguration, subject to any necessary consents.

A particular feature of the property is the private enclosed garden, providing a wonderful outdoor space for entertaining, gardening or simply relaxing. Further benefits include a garage enbloc, an external storage unit, a share of freehold and residents' parking.

The property is offered to the market with no onward chain and would make an ideal purchase for first-time buyers, downsizers, investors or those seeking a project in a highly convenient location.

Newton Court is a well-established residential development situated close to the heart of Haywards Heath. The town centre offers an excellent range of shops, cafés, restaurants and leisure facilities, whilst Haywards Heath mainline railway station provides fast and frequent services to London Victoria, London Bridge, Gatwick Airport and Brighton.

The surrounding area also offers beautiful countryside walks and excellent road links via the A23/M23.

**Tenure:** Share of Freehold  
**Lease term:** 999 years from 1967  
**Service charge:** £813.60 p.a.  
**Ground rent:** Peppercorn  
**Council tax Band:** B





**Buses**

1 minute walk



**Shops**

The Orchards  
10 min walk



**Trains**

Haywards Heath  
5 min walk



**Airport**

Gatwick



**Roads**

M23  
9.2 miles



**Sport & Leisures**

The Dolphin  
0.8 miles



**Rental Income**

£1,500 pcm



**Schools**

Warden Park Academy  
Oathall Comm College



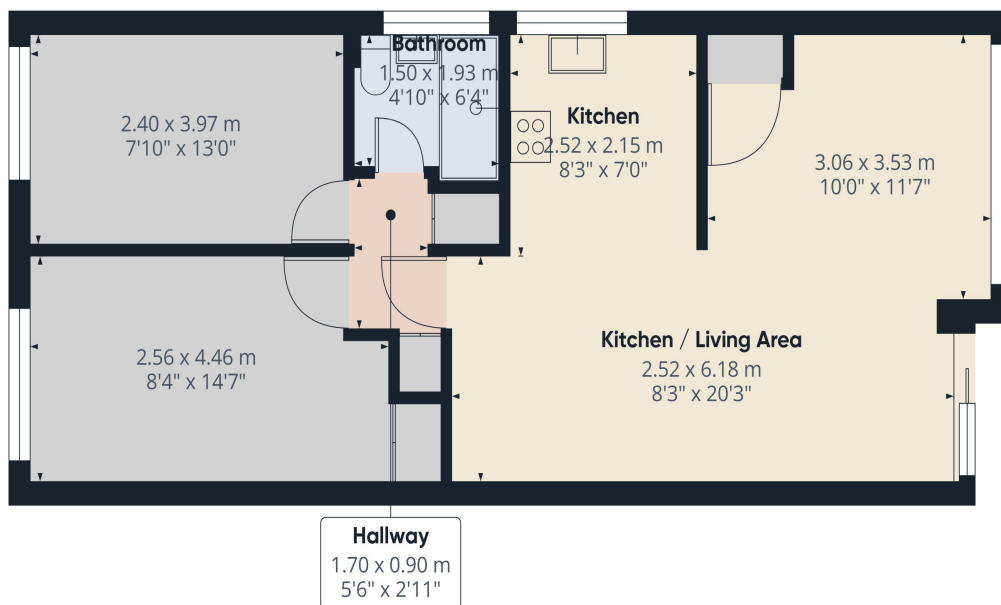
**Fibre Broadband**

Up to  
80 Mbps

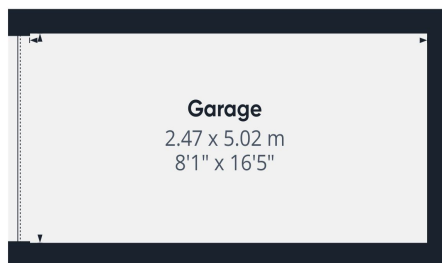


**Council Tax**

Band B



Ground Floor Building 1



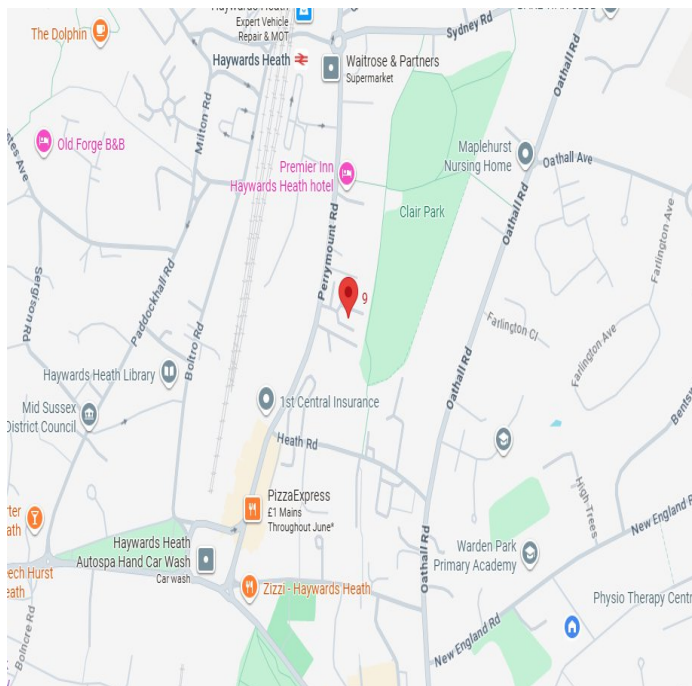
Approximate total area<sup>(1)</sup>  
70.4 m<sup>2</sup>  
756 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Map Location



**Total Flat Approximate Floor Area**  
**619 sq.ft. / 57.7 m<sup>2</sup>**

### EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

Viewing arrangements by appointment through Brock Taylor

01444 474447  
hhsales@brocktaylor.co.uk

