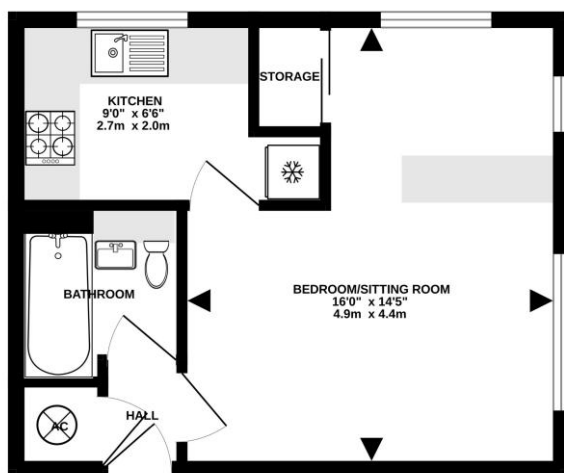




- Top (second) floor studio apartment within a popular modern block
- Bright double aspect with far reaching views
- Clever 'L' shaped layout offering potential to create a separate bedroom (STC)
- Recently extended lease to approximately 176 years remaining (as of 2026)
- Zero ground rent
- Modern fitted kitchen installed by current owner
- All windows replaced since 2019
- Allocated parking space
- Communal gardens for residents
- Ideally located within walking distance of The Broadway, South Road and Haywards Heath station (approx. 0.7 miles)

SECOND FLOOR



TOTAL FLOOR AREA: 312sq ft (29.0 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan, the floorplan is for information only and should not be used as a basis for any decision or offer. The floorplan is for information only and should not be used as a basis for any decision or offer. The floorplan is for information only and should not be used as a basis for any decision or offer. The floorplan is for information only and should not be used as a basis for any decision or offer.

Situated in the ever popular Highfield Court, positioned on the corner of Church Road and Oathall Road, this top floor studio apartment offers a surprisingly generous amount of space for a studio.

Enjoying far reaching views from both aspects, the property benefits from a well thought out 'L' shaped living space which naturally lends itself to reconfiguration. A number of other apartments within the block have successfully created a separate bedroom area by installing a stud partition and door, subject to the necessary consent from the managing agents.

Since purchasing the property in 2019, the current owner has made a number of improvements including replacing all of the windows and installing a modern fitted kitchen. The lease has also recently been extended by a further 90 years, now offering approximately 176 years remaining as of 2026, with the added benefit of zero ground rent.

Externally, the property benefits from access to a communal garden and an allocated parking space. Its location is a real highlight, being within easy reach of both South Road and The Broadway, and approximately 0.7 miles from Haywards Heath mainline station, providing direct services to London and Brighton.

Tenure: Leasehold 176 years
Service Charge £795 Per Annum
Ground Rent £0 Per Annum
Local Authority: Mid Sussex District Council
Council Tax Band: B
Services: Mains Electricity, Water and Drainage

Disclaimer: These particulars are for guidance only and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition, and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but should not be relied upon as statements of fact. Prospective purchasers should make their own inquiries and satisfy themselves of any matters of importance. No liability is accepted for any errors or omissions. Fixtures, fittings, and contents are not included unless specifically stated otherwise.

