



**Clair Court, Clair Court, Perrymount Road, Haywards Heath  
£300,000 Leasehold - Share of Freehold**





## Flat 10, Clair Court Perrymount Road, Haywards Heath, RH16 3EE

**£300,000 Leasehold - Share of Freehold**

- **Top-Floor Apartment:** Bright and spacious with treble-aspect living room and park views.
- **Prime Location:** Minutes from Haywards Heath station with direct links to London and Brighton.
- **Well-Equipped Kitchen:** Fitted units, ample work surfaces, and integrated electric hob and oven
- **Secure Gated Development:** Includes resident and visitor parking bays.
- **Two Bedrooms:** Generous main bedroom and good-sized second double, both with treetop views.
- **Private Garage:** One of the few apartments in Clair Court with its own garage.
- **Modern Bathroom:** Fully tiled with a white suite, bath, shower, and double-glazed window.
- **Nearby Amenities:** Close to The Broadway's bars and restaurants, and local shopping options like Waitrose and Sainsbury's.
- **Excellent 999yr lease with 955yrs remaining**
- **ZERO Ground rent and share of freehold.**



This bright and spacious top-floor 2 double bedroom apartment offers well-planned accommodation with ample natural light and attractive views. The entrance hall provides access to all main rooms, including a treble-aspect living room with views over Clair Park. The fitted kitchen includes both floor and wall-mounted units, generous work surfaces, and an integrated electric hob and oven. The fully tiled bathroom features a white suite with a bath, shower, and double-glazed window. Both bedrooms are generously sized, with the main bedroom and the second double bedroom offering treetop views of Clair Park.

Outside: Clair Court is a secure, gated development featuring both resident and visitor parking bays. This apartment is one of the few that comes with its own garage. The communal gardens are professionally maintained, primarily laid to lawn, adding greenery and tranquility to the setting.

Location: Discreetly positioned behind the Premier Inn on Perrymount Road and opposite MINKA gym and coffee shop, this property is just minutes from Haywards Heath station. With direct train services to London Victoria in under 50 minutes and Brighton in less than 20, it's ideally situated for both commuters and locals. The Broadway, with its selection of bars and restaurants, is a short stroll away, while Waitrose, Sainsbury's, and local shops are all within walking distance for daily convenience. The development backs onto Clair Park, home to Haywards Heath cricket club, and is close to Victoria Park, providing residents with easy access to green spaces for outdoor activities and relaxation. This prime location makes it an excellent option for both investors and owner-occupiers.

Ground Rent: £0

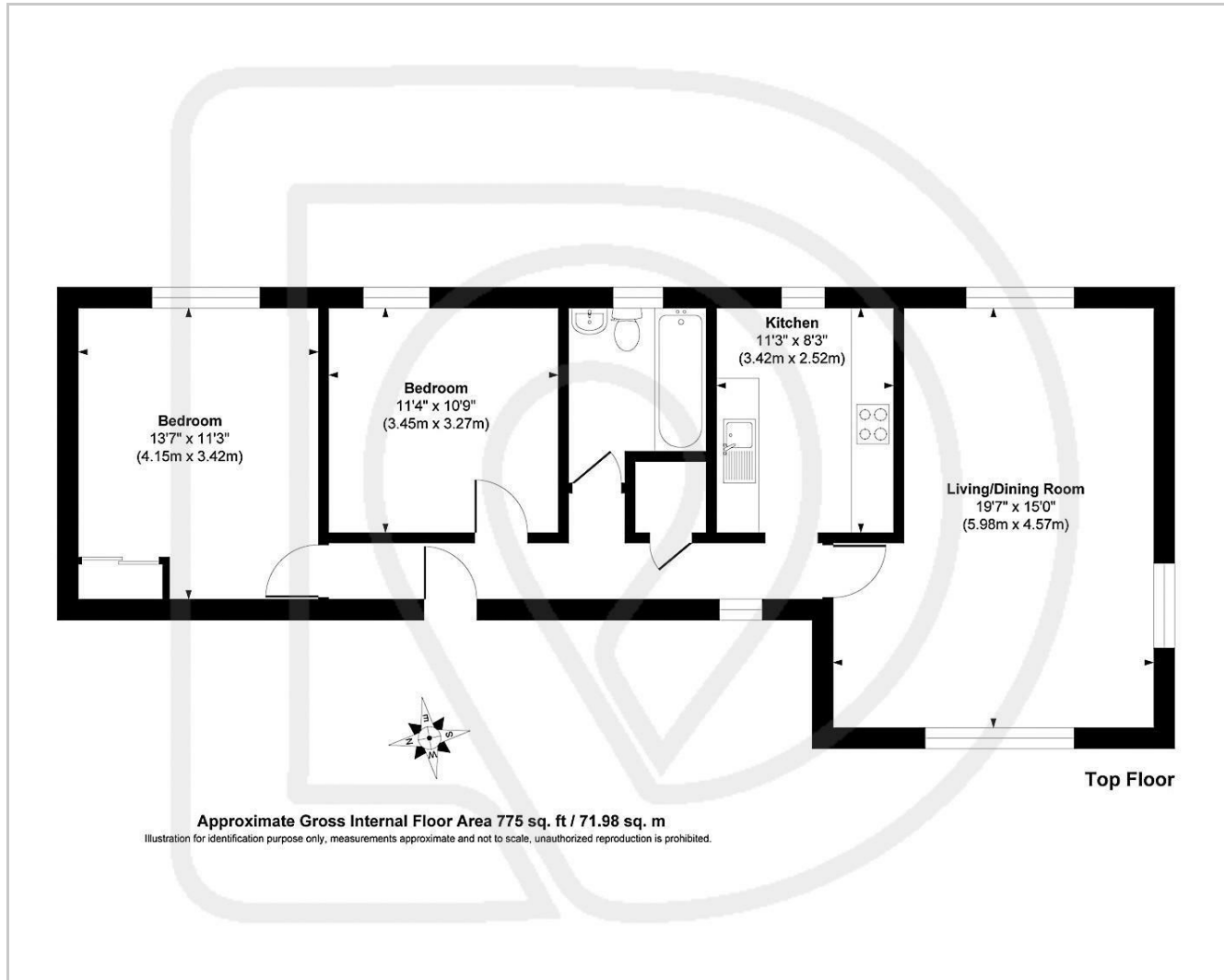
Service Charge: £960 period 1st April 2024-31st March 2025

Share of Freehold

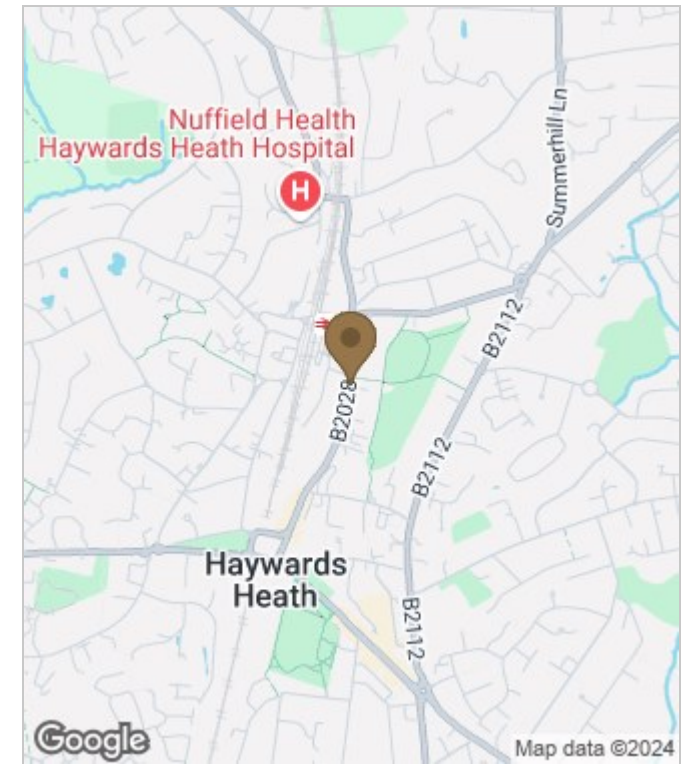
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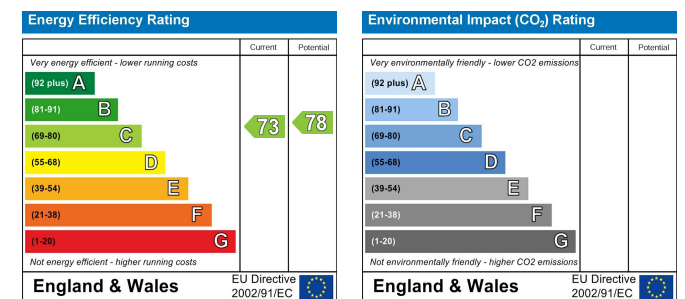
## Floor Plans



## Area Map



## Energy Performance Graph



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