



Clair Court, Perrymount Road, Haywards Heath

No Onward Chain £225,000 Leasehold - Share of Freehold

Duffy & Co



13 Clair Court, Perrymount Road, Haywards Heath, West Sussex, RH16 3EE

No Onward Chain £225,000 Leasehold - Share of Freehold

- **Spacious 556 sq ft first floor apartment in a prime central Haywards Heath location**
- **Generous living room ideal for entertaining or relaxing**
- **Modern white bathroom suite with stylish P-shaped bath and shower**
- **Gas central heating and double glazed windows throughout**
- **Share of freehold with a long 999-year lease from 1980**
- **Gated development with added privacy and allocated parking**
- **Bright double bedroom with ample space for storage**
- **Impressive galley-style kitchen with excellent worktop and storage space**
- **PIV system for improved air circulation and reduced condensation**
- **No forward chain – move in or let out immediately**

This spacious and well-maintained first floor apartment is located within Clair Court, a secure gated development in the heart of Haywards Heath. Offering a total of 556 sq ft, the property is ideal for first-time buyers, investors, or those seeking a conveniently located home with excellent transport links and amenities close by.

The accommodation includes a spacious entrance hall, with entry phone, leading to a large, bright sitting room, providing ample space for both living and dining, with an attractive leafy outlook. The double bedroom overlooking the front of Clair Court comfortably fits a good range of bedroom furniture. The generously sized modern bathroom is fitted with a white suite and features a P-shaped bath with overhead shower.

The galley style kitchen is fitted with a range of wood effect units and comes fully equipped with a fridge freezer, washing machine, dishwasher, oven and hob, making it a practical space for every day cooking with sufficient room for a bistro table at the end enjoying views to the front.

Additional features include gas central heating, double glazed windows, and an effective PIV (Positive Input Ventilation) system, helping to improve indoor air quality and reduce condensation. The apartment also comes with an allocated parking space and plenty of visitor parking within the gated development.

The property is offered with a share of the freehold and benefits from a 999-year lease starting from 1980. There is no ground rent, and the service charge for the upcoming year (1 April 2025 to 31 March 2026) is £1,040. With no forward chain, the property is ready for immediate occupation or rental and should achieve a rental of £1000 pcm to £1100 pcm (potential gross rental yield 5.87%)

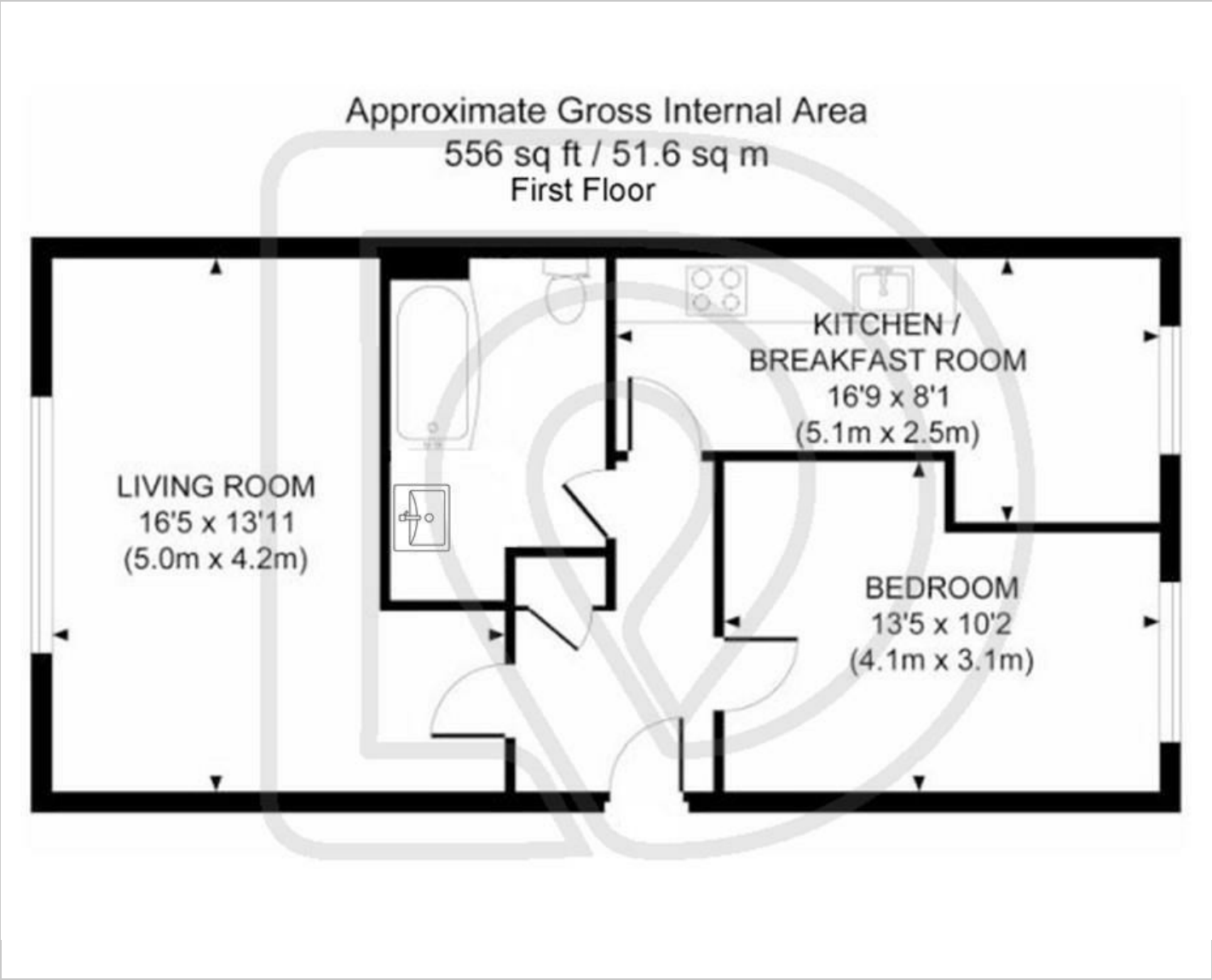
Clair Court is in a quiet location, discreetly positioned behind the Premier Inn on Paramount Road, directly opposite MINKA gym and coffee shop. Haywards Heath station is just a short five-minute walk away, offering direct rail services to London Victoria and London Bridge in under 50 minutes and to Brighton in less than 20, making it ideal for commuters. The Broadway with its variety of bars and restaurants, is within easy reach, and local supermarkets including Waitrose and Sainsbury's are also nearby.

The development backs onto Clair Park, home to Haywards Heath Cricket Club, and is also close to Victoria Park, providing excellent access to green spaces for leisure and exercise.

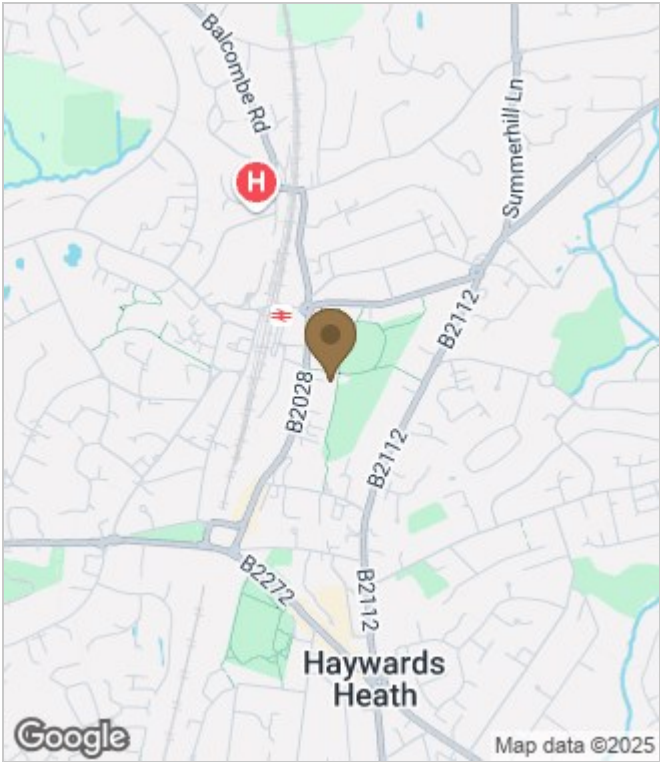
This is a well-located, easy-to-maintain property offering excellent value and convenience in one of Haywards Heath's most central positions.



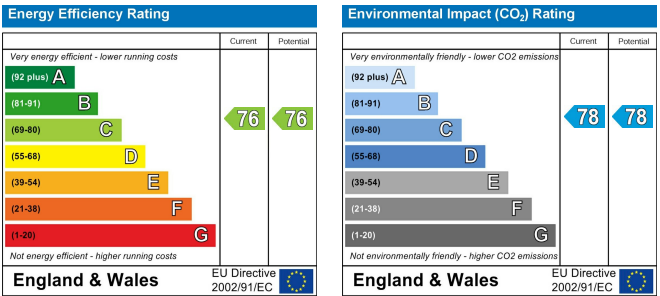
Floor Plans



Area Map



Energy Performance Graph



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