



Arbor Court, Heath Road, Haywards Heath
Asking Price £230,000 Leasehold



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- Location: Prime location in Haywards Heath, just a 5-minute walk from the mainline station.
- Two double bedrooms, master with a large built-in cupboard for ample storage.
 - Modern Refitted Tiled Bathroom.
- Double glazed windows & Positive Input Ventilation system.
 - No forward chain.
- Spacious and bright lounge/diner with dual aspect double-glazed windows and a feature bay window.
 - Modern Kitchen: Refitted kitchen.
 - Refitted gas boiler 2017.
- Great Buy To Let opportunity, current rent £1310pcm (potential 6.83% gross yield)
 - Long lease 137yrs remain.

A well-presented and conveniently located 2-bedroom apartment set within the desirable Arbor Court development in the centre of Haywards Heath. This thoughtfully arranged home offers good space and natural light, combining modern comfort with the convenience of a prime central location.

The generous lounge/diner (5.38m max x 4.22m) features large dual-aspect double-glazed windows and a bay window, creating a bright, flexible space for both relaxing and dining. The refitted galley-style kitchen (4.22m x 2.39m) includes a breakfast bar, good worktop and storage space, plumbing and space for a washing machine and dishwasher, space for an upright (potentially American-style) fridge freezer, a gas-fired Glow-worm boiler (fitted 2017), a double-glazed window overlooking the rear gardens, and a PIV system installed in 2024 to help improve air quality.

Bedroom 1 (4.04m x 2.70m) sits to the front with views over the well-maintained communal front gardens and benefits from a large built-in cupboard. Bedroom 2 (4.22m x 2.39m) is a well-proportioned and versatile room, suitable as a guest bedroom, home office or child's room. The modern, fully tiled bathroom offers a white suite with full-size bath and shower over, hand basin and low-level WC.

Outside, residents' parking is available (limited, with permits required via the managing agents), and there are single garages available to rent separately through the managing agents.

UK yield formula (annual rent ÷ price × 100) 6.83% GROSS YIELD
Pictures taken prior to being rented, notice served on tenants.



