



23 Sharrow Close
Heath Road, Haywards Heath, RH16 3AY

■ ■ ■ Mark Reville & Co

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Guide Price £245,000 Leasehold

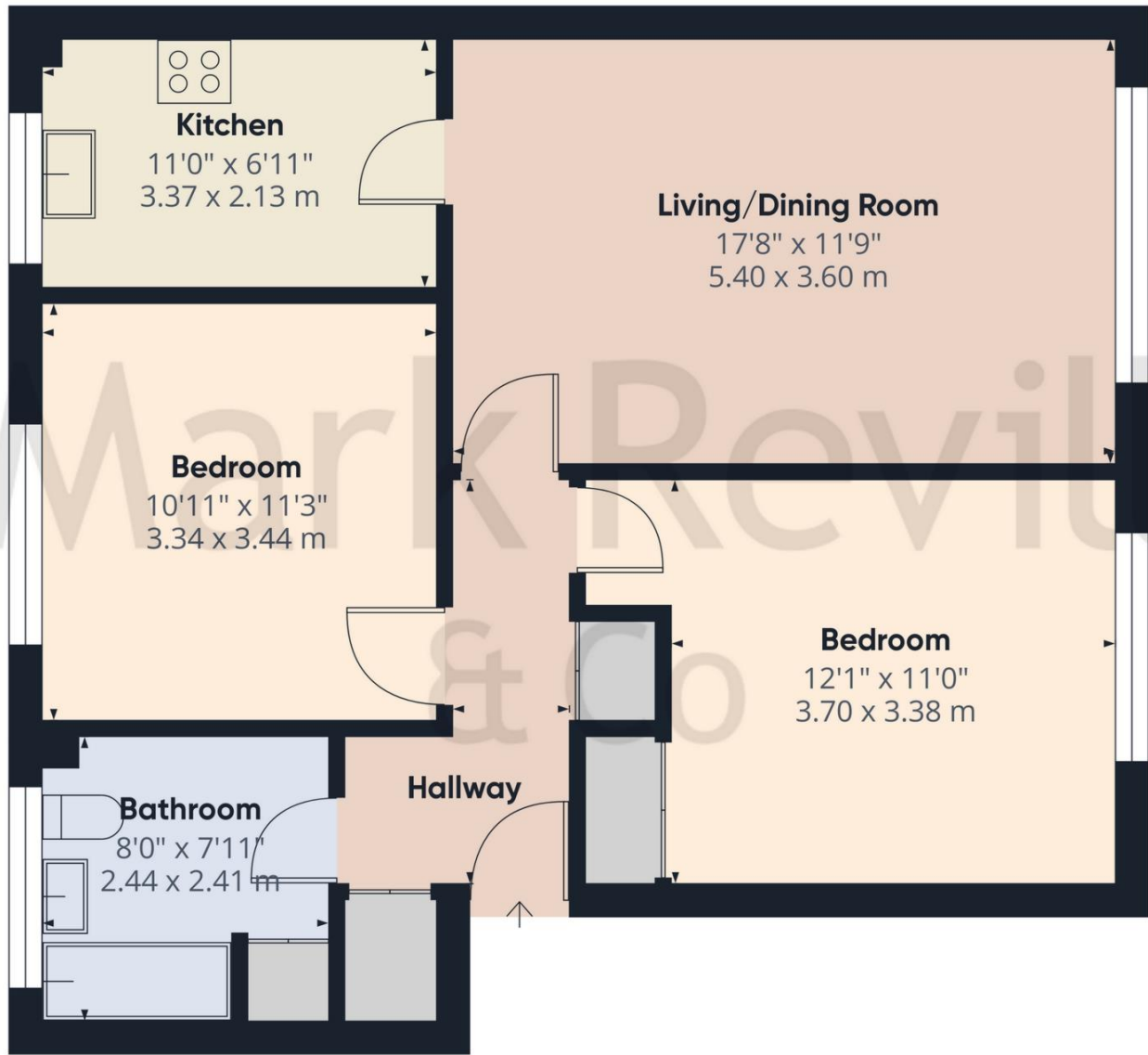
An excellent opportunity to acquire a well proportioned flat in a sought-after residential area. Offering bright and spacious accommodation, this property is ideal for first-time buyers, investors, or those looking to downsize. Upon entering, a generous hallway leads to a bright and airy living room, perfect for relaxing or entertaining. The adjoining kitchen is well-appointed with contemporary fittings and ample storage space. The flat boasts two generously sized bedrooms, designed to maximise comfort and natural light, while a family bathroom with high-quality fixtures serves both rooms. Set within a well-maintained residential complex, 23 Sharrow Close benefits from attractive communal gardens and allocated parking on a first come first serve basis ensuring convenience for both residents and visitors. The property has the benefit of gas fired central heating, double glazing and a garage within the development.

Sharrow Close strikes the perfect balance between tranquillity and accessibility. The vibrant town centre of Haywards Heath is just a short walk away, offering a fantastic selection of restaurants, cafés, bars, and shops. For fitness and leisure enthusiasts, the Dolphin Leisure Centre provides a swimming pool, gym, squash courts, and a health suite. Commuters will appreciate the property's proximity to Haywards Heath railway station, offering direct services to both Brighton and London, making travel for work or leisure effortless.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
685.56 ft²
63.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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