



22 St Wilfrids Way
Haywards Heath, RH16 3QH



Mark Revill & Co

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£215,000

This excellent purpose built first floor 'mews style' flat forms part of the unique development set over The Orchards shopping thoroughfare. This splendid flat has its own entrance and private south facing paved sun terrace and the bright, extremely spacious and well presented accommodation features a good size living room, a well fitted kitchen complete with oven and hob, double bedroom with built-in wardrobes and a bathroom with white suite. The flat also has generous storage space plus access to a loft has the benefit of gas central heating and double glazing and there is an allocated car parking space close by. The flat is ideal for a first time buyer or buy to let investor with the potential rental income of approximately £825-850 per calendar month (providing a gross yield of about 4.1%)

Situated in this central location adjacent to The Orchards shopping thoroughfare which includes well known stores such as Marks & Spencer, Next, Fat Face, etc. and close to South Road with its range of shops and banks, in addition to Victoria Park with its tennis courts. The Broadway is close at hand offering an array of



restaurants and Haywards Heath mainline station is within walking distance offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Sainsbury's and Waitrose superstore and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 14.5 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst The South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

Own Entrance uPVC double glazed front door to:

Hall Good size built-in slatted shelved cupboard. Large-walk-in storage cupboard housing Glow-worm gas combination boiler, trip switches and light point. Hatch to large loft space. Radiator. Wood effect laminate flooring.

Living Room 17'5" x 9'9" (5.31m x 2.97m) Telephone point. TV aerial point. Double glazed window. Radiator.

Kitchen 12' x 7'2" (3.66m x 2.18m) Comprehensively fitted with an attractive range of units comprising inset stainless steel sink, adjacent extensive laminate work surface, cupboards, drawers and appliance space with plumbing for washing machine and dishwasher beneath. Built-in Siemens brushed steel **electric oven**, fitted Siemens **4 ring halogen hob** with extractor hood over. Range of wall cupboards. Space for upright fridge/freezer. Double glazed window. Part tiled walls. Wood effect laminate flooring.

Bedroom 11'3" x 11'0" (3.43m x 3.35m) Range of fitted wardrobes with floor to ceiling sliding mirror doors incorporating hanging space and shelving. Internet point. Double glazed window. Radiator. Wood effect laminate flooring.

Bathroom White suite comprising bath with independent shower over, glazed screen, pedestal basin, close coupled wc. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Part tiled walls. Tiled floor.

OUTSIDE

Allocated Car Parking Space Located in St Josephs Way.

Private South Facing Paved Sun Terrace Mostly enclosed with high timber fencing providing shelter and seclusion.

OUTGOINGS

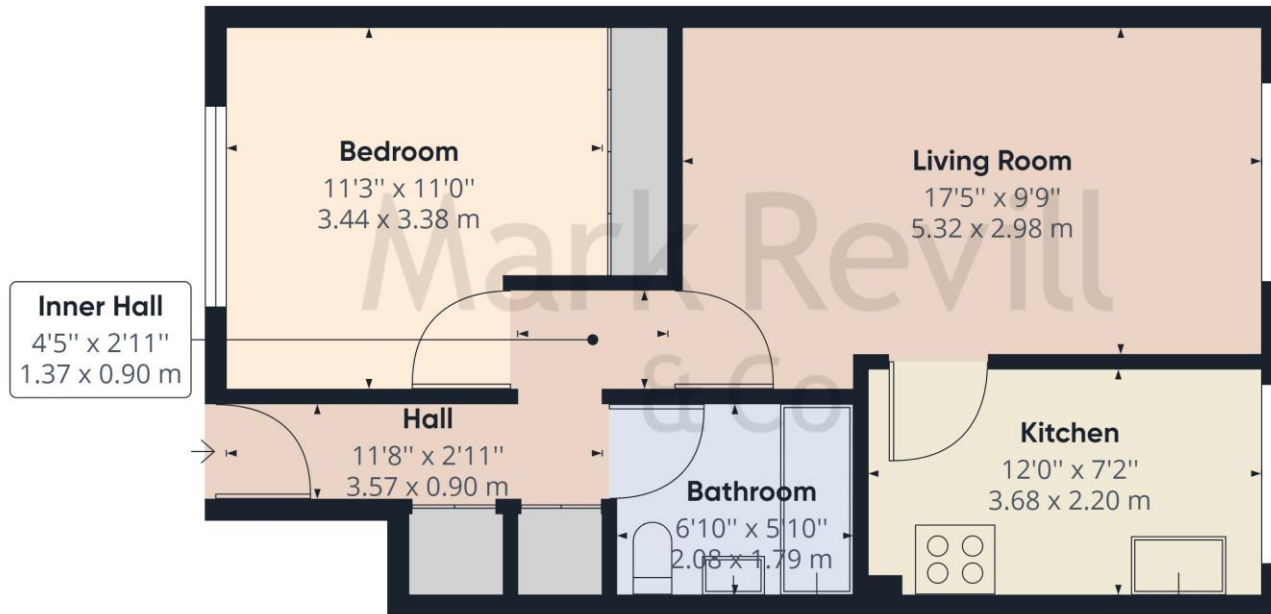
Ground Rent & Service Charge £110 per month, including buildings insurance.

Lease About 148 years remaining (expires 22nd October 2171).

Managing Agents Stiles Harold Williams Property Managing Agents LLP, Lees House, 21-33 Dyke Road, Brighton, BN1 3FE. Tel: 01273 876200

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	73
(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⁾

508.63 ft²
47.25 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.

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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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