



First Floor Flat, 16 Wivelsfield Road
Haywards Heath, RH16 4EG

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£215,000

This bright and spacious first floor flat forms part of a bay fronted Victorian semi detached building having the benefit of its own entrance and enjoying a delightful rear garden with a substantial chalet/summerhouse which could be utilised as a recreation room or home office if desired. The flat has the benefit of gas central heating and double glazing and incorporates a good size living room with working fireplace, a well fitted kitchen complete with appliances, double bedroom and an en suite shower room. The flat has a 50% share of the freehold and therefore the outgoings are kept to a minimum. The flat is ideal for a first time buyer or a buy to let investor with the potential rental income of about £850 per calendar month (providing a gross yield of just under 5%).

Situated in this established location just a short walk to the town centre with its wide range of shops and The Broadway with its array of restaurants. Haywards Heath mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), whilst Victoria Park with its tennis courts is close at hand. The town also offers a Waitrose and Sainsbury's superstore, a



modern leisure centre and several parks. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is about 14 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.

GROUND FLOOR

Own Entrance Attractive double glazed composite front door to:

Hall Ample coat hanging space. Radiator with shelf over. Electric meter and trip switches. Double glazed window. Stairs to:

FIRST FLOOR

Landing Hatch with pull down ladder to **part floor boarded loft space**.

Lobby Walk-in storage recess. Natural timber floor.

Living Room 12'7" x 11'0" (3.84m x 3.38m) An attractive room with decorative cast iron working fireplace and hearth, mantle over. TV aerial point. Double glazed window with plantation shutters. Radiator. Natural timber floor.

Kitchen 10'1" x 9'4" (3.08m x 2.86m) Fitted with range of shaker style units with timber work surfaces comprising deep enamel sink with mixer tap, adjacent worktop, cupboards and appliance space with plumbing for washing machine under. Range of wall cupboards. Recess for upright fridge/freezer. Long matching worktop, cupboards and large drawers under. Built-in Hotpoint brushed steel **electric oven** with fitted Zanussi **4 ring gas hob** over. Further wall cupboards. 3 double glazed windows. Ceiling downlights. Timber flooring.

Bedroom 12'5" x 9'1" (3.78m x 2.78m) Double glazed window. Radiator. Natural timber floor. Door to:

Shower Room White suite comprising fully tiled shower with overhead and hand held fittings, glazed door, pedestal basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. High level storage cupboard. Double glazed window. Tiled floor.

OUTSIDE

Front Garden With dustbin area. Entrance gate to path with gate to:

Private Rear Garden About 42 feet (12.80m) x 24 feet (7.32m). Arranged mainly as lawn with paved patio. **2 timber sheds** and a **timber built chalet/summerhouse** 19'5" x 9'5" (5.92m x 2.87m). In need of refurbishment, although would ideally suit a home office/recreation room. The garden is fully enclosed by timber fencing and is approached via a gate with access through the garden for the ground floor flat.

OUTGOINGS

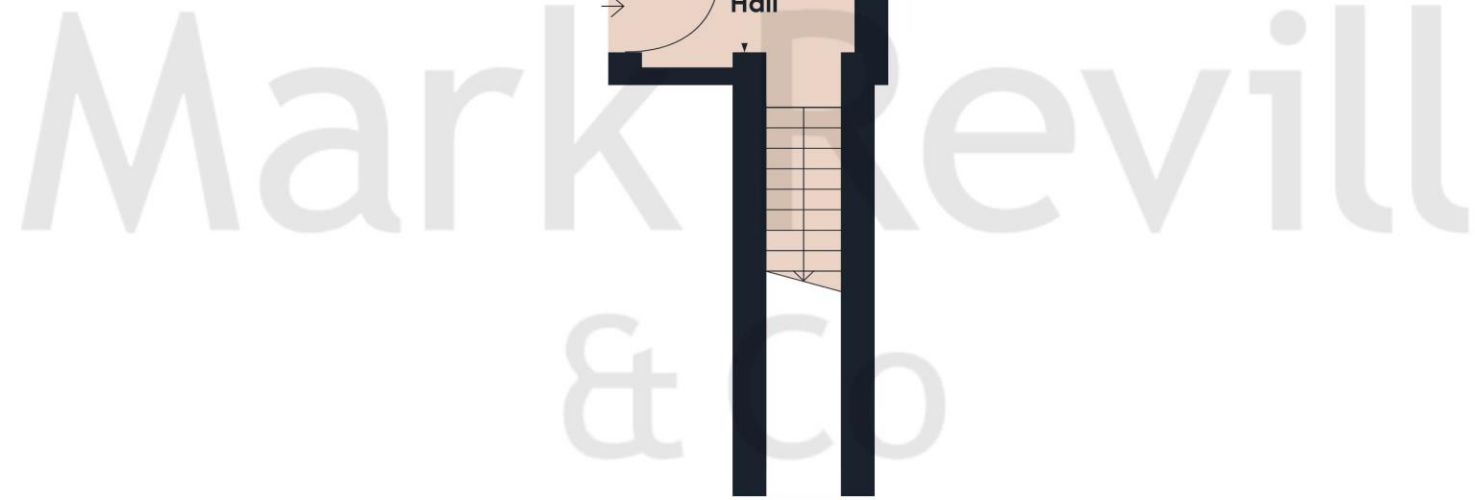
Maintenance Self maintained.

Lease 999 years from 1st February 2004.

Note: The owner has a 50% share of the freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



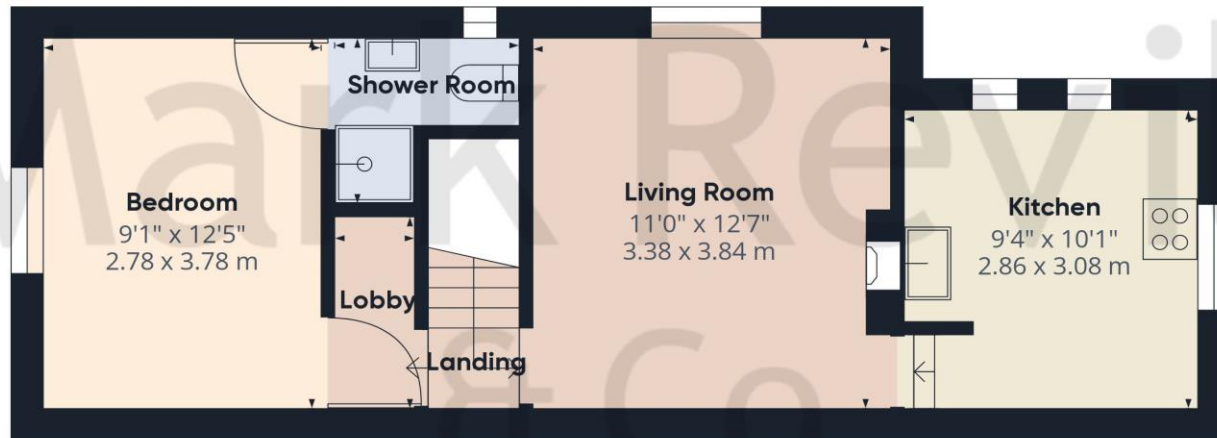


Ground Floor

Approximate total area⁽¹⁾

457.73 ft²

42.52 m²



Floor 1

(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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