



**14 Trevelyan Place**  
Heath Road, Haywards Heath, RH16 3AZ



**Mark Revill & Co**



## 14 Trevelyan Place

Heath Road, Haywards Heath, RH16 3AZ

Guide Price £250,000

This excellent top floor apartment forms part of the exclusive Trevelyan Place development constructed about 24 years ago by Barrett Homes. The bright and well presented accommodation has the benefit of gas central heating and double glazing and incorporates a fine west facing living room, a well fitted kitchen complete with oven and hob, 2 bedrooms with en suite shower room to the main bedroom plus a bathroom. Trevelyan Place has a door entry phone system, a gated entrance and there is an allocated car space plus visitors parking. The flat is ideal for a first time buyer, those wishing to downsize or for a buy to let investment with a potential rental income of about £1,000 per calendar month (providing a gross yield of approximately 4.15%).

Situated in this much favoured central location lying between Heath Road and Church Road just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand and there are





several parks in the immediate locality. The A23 lies just over 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is 13.2 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

### TOP FLOOR APARTMENT

**Hall** Built-in cupboard housing Vaillant gas combination boiler. Good size built-in coats/store cupboard. Hatch to loft space **offering useful additional storage space.**

**Living Room** 14'9" plus door recess x 9'11" (4.51m x 3.04m) Attractive fireplace with decorative moulded surround, tiled insert and hearth, fitted electric fire. TV aerial point. Double glazed window. Radiator.

**Kitchen** 10'4" x 6'11" (3.17m x 2.13m) Well fitted with attractive range of units comprising inset sink with mixer tap, adjacent L shaped work surface, cupboards, drawers and appliance space under. Plumbing for washing machine. Built-in **electric oven. 4 ring gas hob** with extractor hood over. Range of wall cupboards. Worktop lighting. Space for upright fridge/freezer. Double glazed window. Radiator. Part tiled walls. Tiled floor.

**Bedroom 1** 10'11" plus door recess x 9'5" (3.33m x 2.88m) Fitted triple wardrobe. Double glazed window. Radiator.

**En Suite Shower Room** Fully tiled shower cubicle with folding glazed screen, basin with tiled splashback, mirror and small strip light/shaver point over, close coupled wc. Extractor fan. Radiator. Vinyl flooring.

**Bedroom 2** 11'6" into wardrobe recess x 8'3" (3.51m x 2.52m) Fitted double wardrobe. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, fully tiled surround, inset basin with tiled splashback, cupboard beneath, mirror and small strip light/shaver point over, adjacent shelf with radiator under, close coupled wc. Extractor fan. Vinyl flooring.

### OUTSIDE

**Allocated Car Parking Space** Number 14. Plus visitors parking.

**Cycle Shed and Bin Store**

**Communal Gardens** Arranged mainly as well kept lawns planted with a variety of trees.

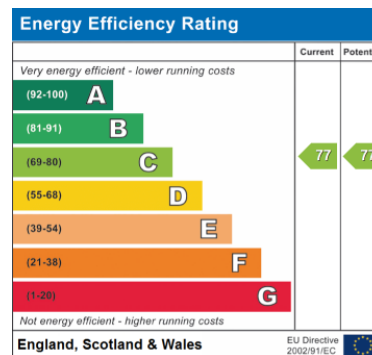
### OUTGOINGS

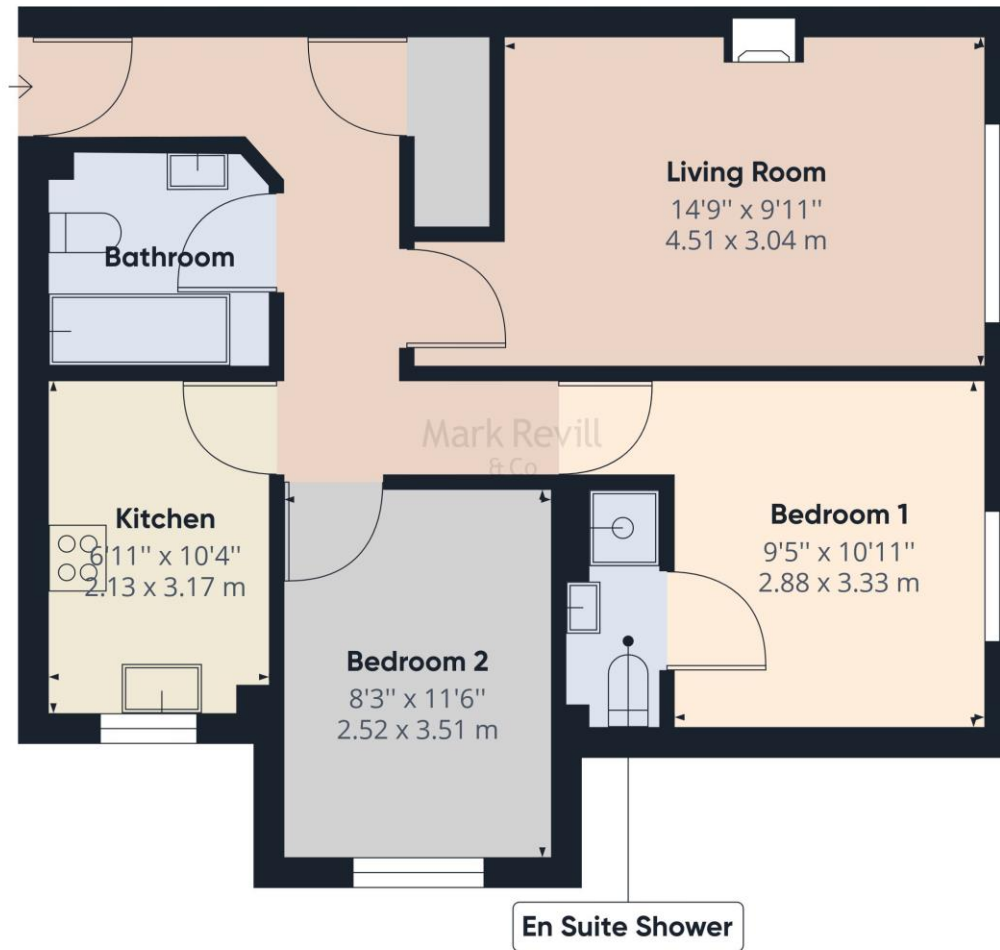
**Ground Rent** £328.48 per annum.

**Service Charge** £1,304.34 per annum.

**Lease** 125 years from 1st May 1999.

**Managing Agents** First Port Services: 0333 321 4080.





**Approximate total area<sup>(1)</sup>**  
612.37 ft<sup>2</sup>  
56.89 m<sup>2</sup>

(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.

GIRAFFE360

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.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

