



23 Sunnywood Drive
Haywards Heath, West Sussex. RH16 4PE



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£240,000

This exceptionally spacious first and second floor maisonette forms part of an attractive purpose built development set around an open green. This excellent home has its own entrance, the benefit of gas central heating and double glazed replacement windows throughout and incorporates 2 double bedrooms, bathroom with white suite, a good size living room and a well fitted kitchen/breakfast room complete with oven, hob and fridge/freezer. The flat also has a garage located close by and all the residents enjoy the use of the communal gardens arranged mainly as lawns. The flat is ideal for a first time buyer or a buy to let investor with potential rental income of about £800-850 per calendar month (providing a gross yield of approximately 4%).

Situated in this popular established location just a short walk to Victoria Park with its tennis courts and to the town centre offering a wide range of shops including The Broadway with its array of restaurants. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and there are several well



regarded schools in the locality catering for all age groups. The town also has a modern leisure centre, a Waitrose and Sainsbury's superstore and lies just over 5 miles west of the A23 providing a direct route to the motorway network. Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south whilst the South Downs National Park is within easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Own Entrance Double glazed door to:

Double Glazed Lobby Cupboard housing gas and electric meters. Glazed door to:

FIRST FLOOR

Landing Double glazed window. Radiator. Stairs to top floor.

Living Room 15'6" x 13'6" (4.72m x 4.11m) TV aerial point. 2 double glazed windows. Radiator.

Kitchen/Breakfast Room 10'10" x 9'3" (3.30m x 2.82m) Well fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent work surfaces, cupboards and drawers under. Built-in Bosch **electric oven**, fitted Bosch brushed steel **4 ring gas hob** with extractor hood over flanked by wall cupboards. Integrated **fridge** and **freezer**. Cupboard housing Glow-worm gas boiler. Breakfast bar with wine rack beneath. Double glazed window. Ceiling downlighters. Part tiled walls. Tiled floor.

TOP FLOOR

Landing Built-in slatted shelved storage cupboard. Hatch to useful **loft space**.

Bedroom 1 12'5" x 10'11" (3.78m x 3.33m) Enjoying a favoured south west aspect and outlook over an open green. Double glazed window. Radiator.

Bedroom 2 13'5" x 10'0" (4.09m x 3.05m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, basin with concealed cistern. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Tiled floor.

OUTSIDE

Garage Located close by with up and over door.

Communal Gardens Arranged to the rear of the building mainly laid to lawn with clothes line.

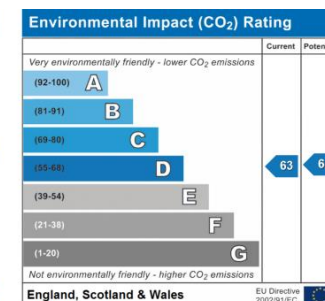
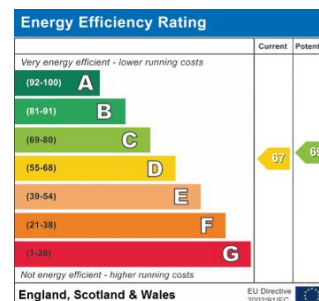
OUTGOINGS

Ground Rent Peppercorn.

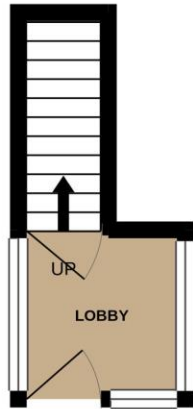
Maintenance 16.67% of all expenditure and buildings insurance.

Lease Approximately 91 years unexpired.

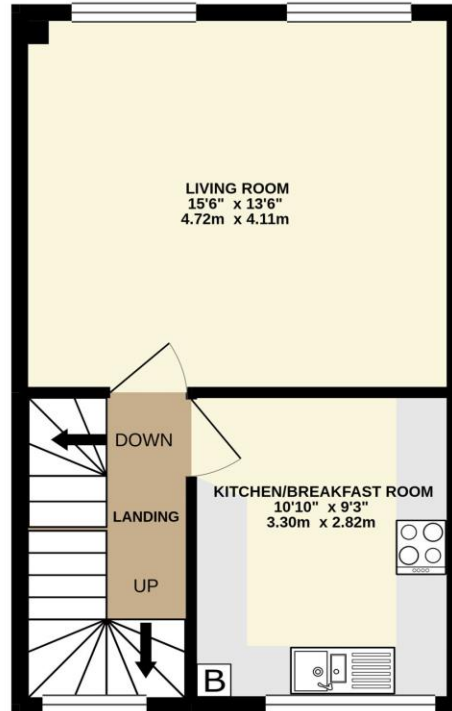
Managing Agents Terrace Investments Ltd, 4-6 Hilton Wall, London, EC1N 8JB.



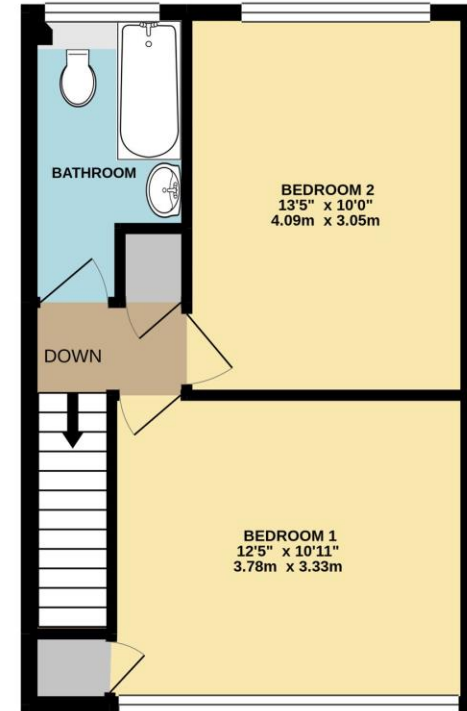
GROUND FLOOR
60 sq.ft. (5.5 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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