



58 Trevelyan Place
Heath Road, Haywards Heath, RH16 3AZ

 **Mark Revill & Co**

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Guide Price £265,000 Leasehold

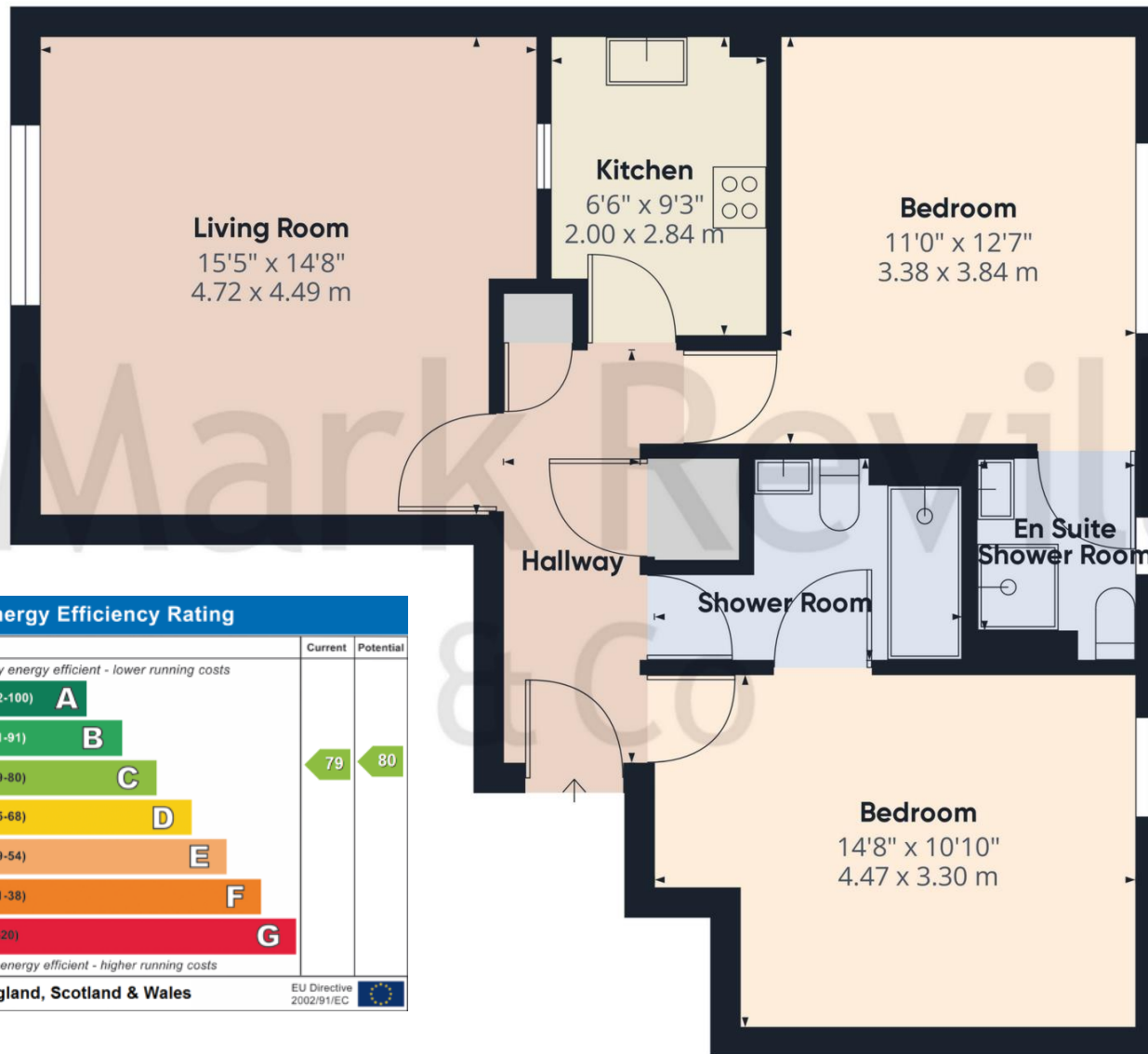
This superb first floor apartment forms part of the exclusive Trevelyan Place development. The bright and well designed accommodation has the benefit of gas fired central heating and double glazing. Features include a large living/dining room enjoying a southerly aspect, an excellent fitted kitchen, 2 double bedrooms both with fitted wardrobes, en suite shower room to the master bedroom and a further 'jack and jill' shower room to bedroom 2 and the hallway. There is an allocated car parking space plus visitors parking and residents enjoy the use of the well kept communal gardens. Trevelyan Place has a gated entrance and each block has a door entry phone system. The property is being sold with the benefit of no going chain.

Situated in this convenient central location, lying between Heath Road and Church Road and just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 43 minutes). The A23 lies about 5 miles west of the town providing a direct route to the motorway network, whilst Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton a similar distance to the south.

Ground Rent: To be advised
Service Charge: To be advised
Lease: To be advised







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	80
(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⁾

719.02 ft²
66.8 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 are based on RICS IPMS 3C standard.

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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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