



55 Jireh Court
Perrymount Road, Haywards Heath, West Sussex. RH16 3BH

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£235,000

This excellent top (second) floor flat forms part of a purpose built development built about 60 years ago set in its own well kept grounds. The extremely spacious, bright and well presented accommodation enjoys far reaching views over the town towards Ashdown Forest and incorporates 2 double bedrooms, bathroom, separate wc, a splendid double aspect living/dining room (22'7 in length) opening to a balcony and a well fitted kitchen complete with oven and hob. The flat has the benefit of gas fired central heating and double glazed replacement windows throughout and there is a garage plus visitors permit parking. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor (potential rental income is approximately £900 per calendar month providing a gross yield of about 4%).

Jireh Court is situated in a central location just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Broadway with its array of restaurants and bars is close at hand as is the town centre with its wide range of shops, whilst Waitrose and



Sainsbury's superstores and the Dolphin Leisure centre are in the immediate vicinity. The A23 lies 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is about 13 miles to the north and the cosmopolitan city of Brighton and the south coast is approximately 15 miles distant.

TOP (SECOND) FLOOR FLAT

Spacious Hall 21'4" (6.50m) in length. Built-in shelved storage cupboard with electric meter and trip switches. Wood effect laminate flooring. Radiator.

Splendid Living/Dining Room 22'7" x 11'1" (6.88m x 3.38m) Double aspect enjoying far reaching views towards Ashdown Forest. TV aerial point. 2 double glazed windows. 2 radiators. Double glazed door to:

Balcony 9'6" (2.90m) in length. Enjoying superb open views.

Kitchen 9'7" x 7' (2.92m x 2.13m) Well fitted with attractive range of white high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers, shelving and appliance space with plumbing for washing machine under. Built-in **electric oven**, brushed steel **4 ring gas hob** and matching extractor hood over. Range of wall cupboards. Space for upright fridge/freezer. Wall mounted Worcester gas combination boiler. Double glazed window. Part tiled walls. Vinyl flooring.

Bedroom 1 11'10" x 9'7" (3.61m x 2.92m) plus recess. 2 built-in wardrobes. Double glazed window. Radiator.

Bedroom 2 11'10" x 9' (3.61m x 2.74m) plus recess. Built-in wardrobe. Double glazed window. Radiator.

Bathroom Suite comprising bath with independent Triton electric shower fitment over, pedestal basin. Heated chromium ladder towel warmer and radiator. Double glazed window. Half tiled walls. Vinyl flooring.

Separate wc White close coupled wc, useful shelf. Double window. Vinyl flooring.

OUTSIDE

Garage No. 11 plus visitors permit parking.

Communal Gardens Laid to well tended lawns. Rear path and gate to Clair Park.

OUTGOINGS

Maintenance £112.50 per month.

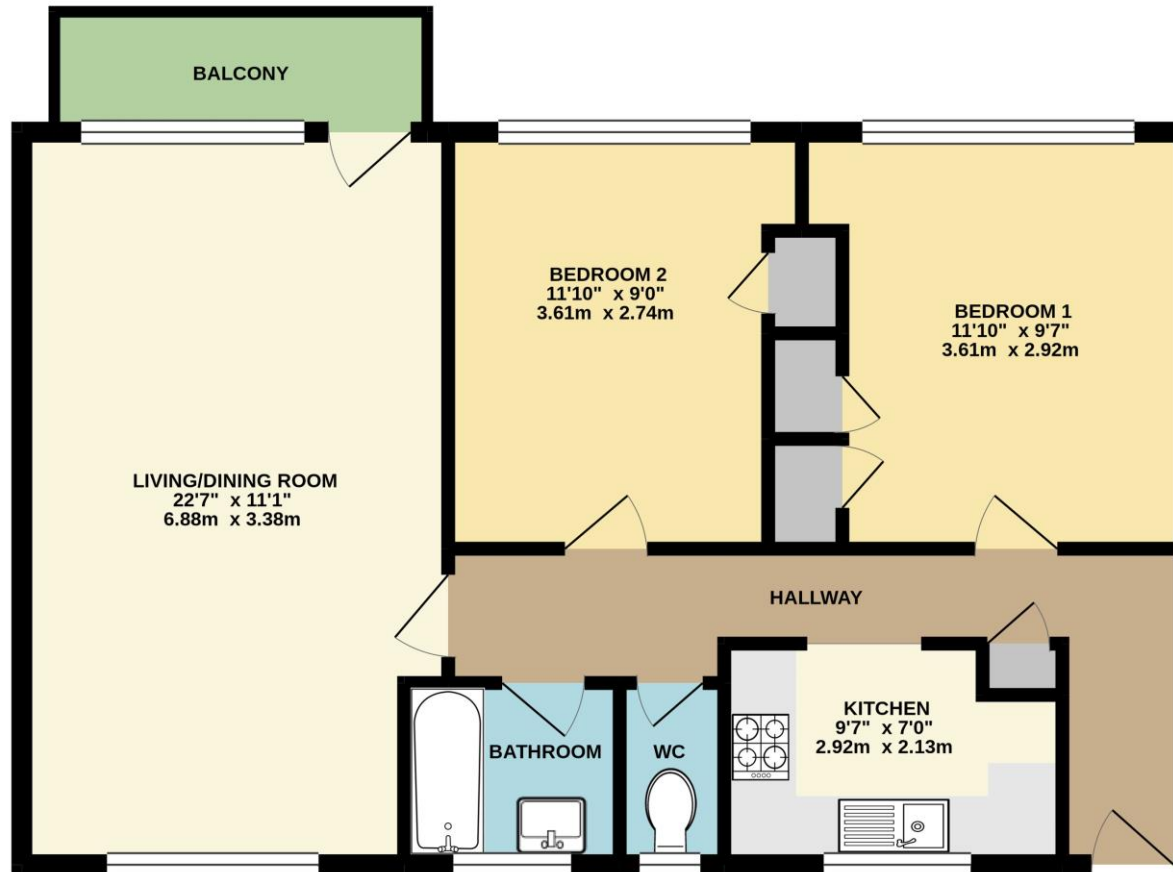
Lease 999 years from 1961.

Managing Agents: Parsons Son & Basley, 32 Queens Road, Brighton, BN1 3YE. Telephone: 01273 326171. Email: property@psandb.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOP FLOOR FLAT
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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