



7a Heath Close
New England Road, Haywards Heath, West Sussex. RH16 3JW

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£225,000

This excellent first floor flat forms part of a two storey purpose built block constructed in the 1960's. The bright and spacious accommodation has been totally refurbished throughout, has the benefit of gas fired central heating, double glazed replacement windows and doors and features include a good size living room, 2 double bedrooms, an excellent refitted kitchen complete with appliances and a stylish bathroom with white suite. There is a private off road parking space and a small garden to the front of the building. The flat is ideal for a first time buyer or a buy to let investor with the potential rental income of approximately £800 per calendar month (providing a gross yield of approximately 4%).

Situated in this very popular established location within walking distance of the town centre with its wide range of shops and the nearby Broadway with its array of restaurants. Haywards Heath mainline railway station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town has a modern leisure complex, a Waitrose



and Sainsbury's superstores and there are several good schools in the locality catering for all age groups. The A23 lies about 5 miles to the west providing a direct route to the motorway network, whilst Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south.

GROUND FLOOR

Own Entrance Double glazed replacement front door to lobby and stairs to:

FIRST FLOOR FLAT

Landing Radiator.

Living Room 16' x 11' (4.88m x 3.35m) A fine room with large double glazed picture window. Contemporary fireplace and hearth. TV aerial point. Radiator with decorative cover. Timber effect laminate flooring.

Kitchen/Breakfast Room 13' x 7' (3.96m x 2.13m) Comprehensively fitted with attractive range of shaker style units with textured work surfaces and upstands comprising inset stainless steel sink with mixer tap, extensive worktops, cupboards, drawers, integrated **dishwasher, fridge, freezer** and plumbing for washing machine. Built-in **electric oven, 4 ring halogen hob**, glass splashback and extractor hood over. Range of wall cupboards, further wall cupboards. 2 double glazed windows. Radiator. Ceiling downlighters. Vinyl flooring.

Bedroom 1 15' x 10'3" (4.57m x 3.12m) Large double glazed picture window with outlook over playing fields. Radiator with decorative cover. Timber effect laminate flooring.

Bedroom 2 11'1" x 7'3" (3.38m x 2.21m) Hatch to **large loft/storage space**. Double glazed window. Radiator with decorative cover.

Refitted Bathroom White suite comprising panelled bath with independent Triton thermostatic shower over, glazed shower screen, wash hand basin with mixer tap, cupboard beneath. Cabinet with mirror door, low level wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Vinyl flooring.

OUTSIDE

Private Off Road Parking Space

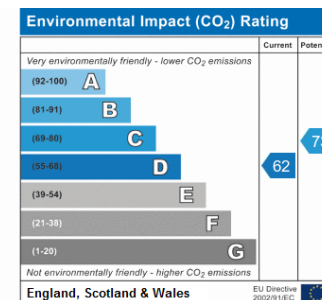
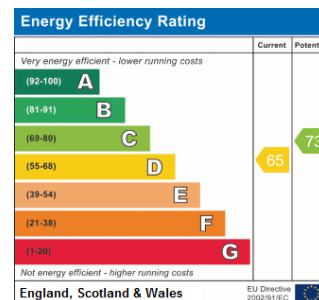
Front Garden Arranged with small lawn with borders containing a variety of shrubs, plants and flowers including buddleia, mallow, conifer etc.

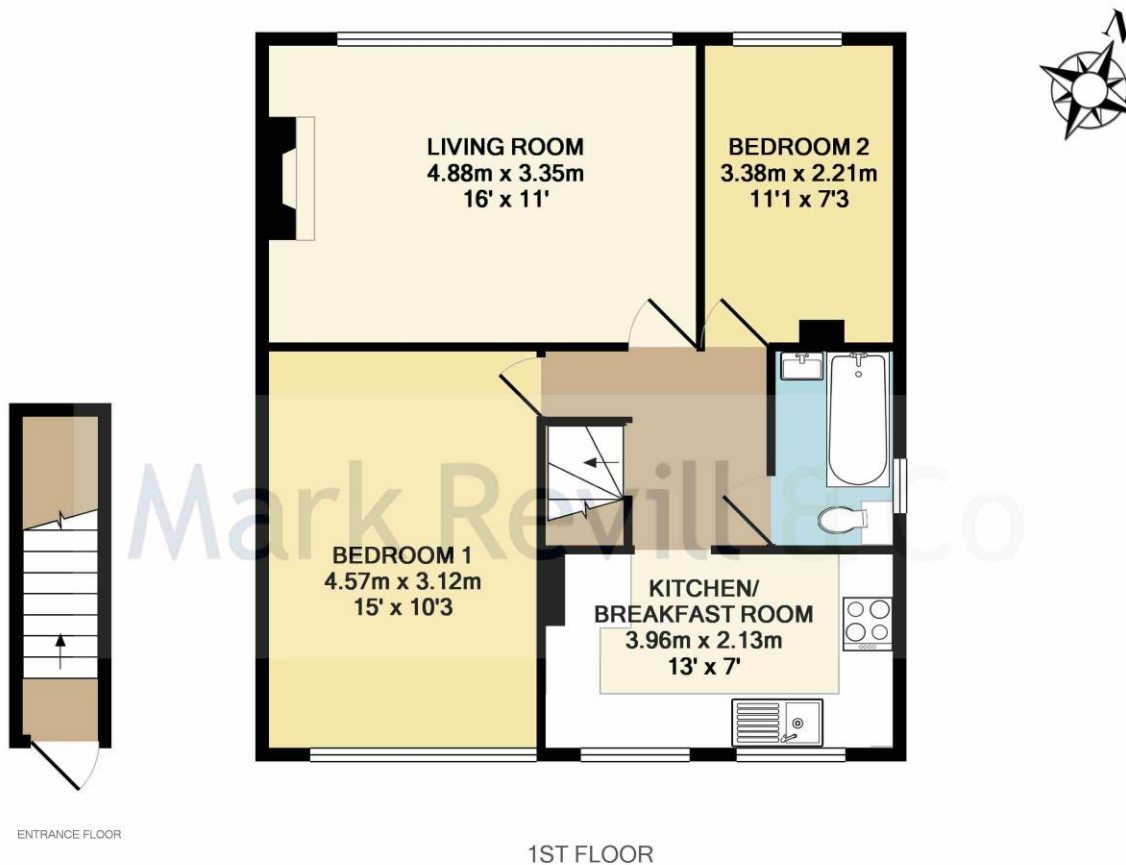
OUTGOINGS

Ground Rent £15 per annum (to be verified).

Maintenance Self administered.

Lease 999 years from 1967.





1ST FLOOR

TOTAL APPROX. FLOOR AREA 60.0 SQ.M. (646 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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