



**8 Sharrow Close**  
Haywards Heath, West Sussex. RH16 3AY



**Mark Revill & Co**



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£235,000

This excellent ground floor flat forms part of an attractive purpose built development set in its own well kept grounds. The bright, spacious and well presented accommodation has the benefit of double glazed replacement windows throughout and features include, 2 double bedrooms, a large double aspect living room and a comprehensively fitted kitchen complete with oven and hob. In addition there is a garage and residents have the use of the well tended gardens arranged primarily as lawns. The property is ideal for a first time buyer, those wishing to downsize or a buy to let investor with the potential rental income of about £900 per calendar month (providing a gross yield of approximately 3.8%).

Situated in this very convenient established location adjacent to The Broadway with its array of restaurants and just a short walk to Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is close at hand with its wide range of shops, whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are also in the vicinity. The





A23 lies about 5 miles west of the town 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.

GROUND FLOOR FLAT

**Hall** Good size built-in storage/wardrobe cupboard, cupboards over. Further built-in storage cupboard housing trip switches, cupboard over. Telephone point. Wood effect laminate flooring.

**Living Room** 18'7" x 11' (5.66m x 3.35m) Double aspect. TV aerial point. 2 double glazed window. Electric panel heater. Wood effect laminate flooring.

**Kitchen** 10'10" x 6'10" (3.30m x 2.08m) Comprehensively fitted with attractive units comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers, appliance space and wine rack under. Plumbing for dishwasher and washing machine. Built-in brushed steel **electric oven, 4 ring halogen hob**, brushed steel, splashback and extractor hood over. Good range of wall cupboards. Worktop lighting. Space for upright fridge/freezer. Double glazed window. Part tiled walls. Tiled floor.

**Bedroom 1** 13' plus door recess x 10'8" (3.96m x 3.25m) Built-in double wardrobe with cupboards over. Double glazed window. Electric panel radiator. Double glazed window. Wood effect laminate flooring.

**Bedroom 2** 11' x 9'9" (3.35m x 2.97m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with independent electric Mira shower over, glazed screen, pedestal basin, close coupled wc. Electric heater. Chromium towel warmer. Double glazed window. Fully tiled walls. Tiled floor.

OUTSIDE

**Garage** No. 8

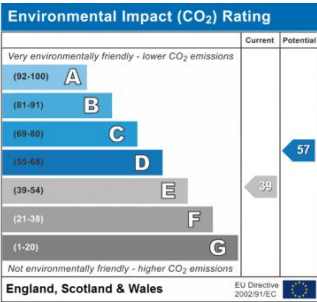
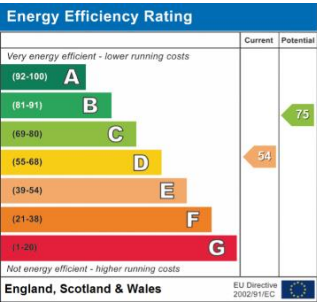
**Well Kept Communal Gardens**

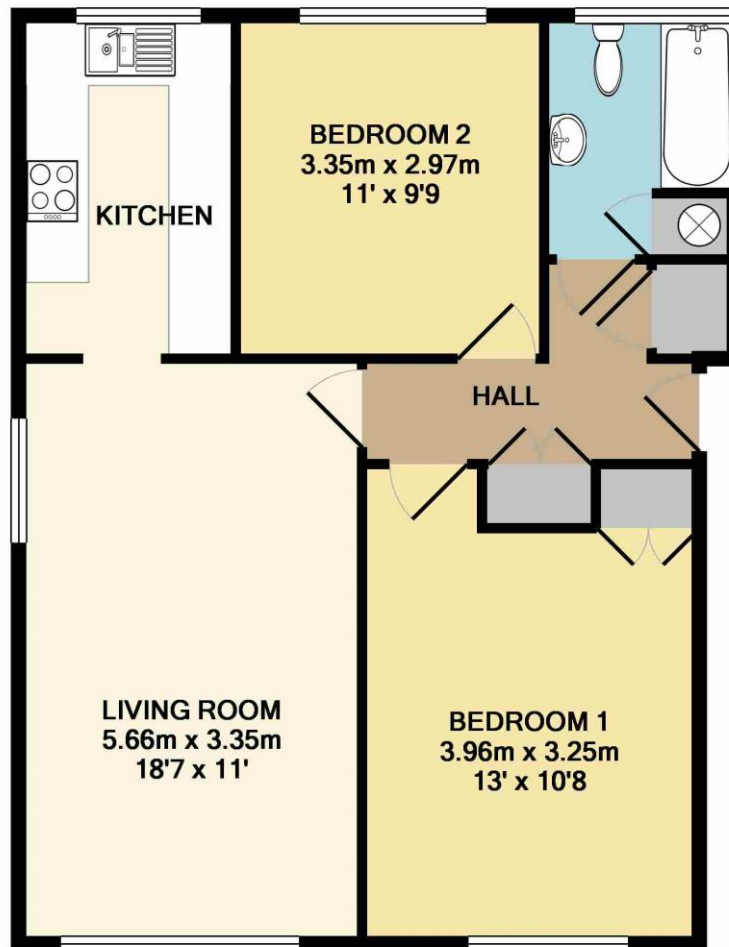
OUTGOINGS

**Ground Rent** To be advised.

**Maintenance** To be advised.

**Lease** To be advised.





TOTAL APPROX. FLOOR AREA 60.4 SQ.M. (650 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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