



17 St Wilfrids Way
Haywards Heath, West Sussex. RH16 3QH



Mark Revill & Co

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£185,000

This excellent purpose built first floor 'bungalow style' flat forms part of a unique development set over The Orchards shopping thoroughfare. This splendid flat has its own entrance and private south facing paved sun terrace and the bright and well presented accommodation features a good size living room, double bedroom with built-in wardrobes, a refitted shower room and a comprehensively fitted kitchen complete with appliances. The flat has the benefit of gas fired central heating and double glazing and there is an allocated car parking space close by. The flat is ideal for a first time buyer or a buy to let investor with a potential rental income of approximately £700-£725 per calendar month (providing a gross yield of about 4.7%).

Situated in this central location adjacent to The Orchards shopping thoroughfare, close to South Road with its range of shops and banks, Victoria Park with its tennis courts and The Broadway offering an array of restaurants. Haywards Heath mainline station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), as in the Dolphin Leisure centre, Sainsbury's and Waitrose



superstores. The A23 is about 5 miles to the west giving a direct route to the motorway network, whilst Gatwick Airport is 14.5 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south and the South Downs National Park is within a short drive providing a beautiful natural venue for countryside walking.

Own Entrance Attractive double glazed composite front door. **Large walk-in (8'6" in length) coats/storage cupboard** with light point and housing wall mounted Glow-worm gas combination boiler. Hatch with pull down ladder to insulated and part floor boarded loft space. Radiator.

Sitting and Dining Room 17'9" x 11' (5.41m x 3.35m) narrowing 9'9" (2.97m) Bespoke range of fitted furniture to one corner comprising a number of base level cupboards with range of open display/book shelving over. TV aerial point. Double glazed window. Radiator.

Excellent Kitchen 12'2" x 7'2" (3.71m x 2.18m) Comprehensively fitted with an attractive range of units with laminate work surface comprising inset stainless steel sink with mixer tap, adjacent work surface, cupboards, integrated Zanussi **washing machine** and drawers under. Built-in Zanussi brushed steel **electric oven** and **microwave oven**, drawer under and cupboard over. Integrated tall AEG **fridge** and **freezer**. Tall shelved larder unit. Long matching worktop, cupboards, bin storage and drawers under. Fitted Zanussi **induction 4 ring hob** with glass splashback and brushed steel extractor hood over. Double glazed window. Part tiled walls. Vinyl flooring.

Bedroom 11' x 11' (3.35m x 3.35m) Plus one wall with 2 large built-in double wardrobes incorporating hanging rails and shelving. Double glazed window. Radiator.

Shower Room Refitted with white suite comprising walk-in shower with electric fitment, glass screen, basin with single lever mixer tap, cupboard beneath, wc with concealed cistern, shelf over. Heated ladder towel warmer/radiator. Fully tiled walls. Tiled floor.

OUTSIDE

Private Paved Sun Terrace Partially enclosed by high timber screening.

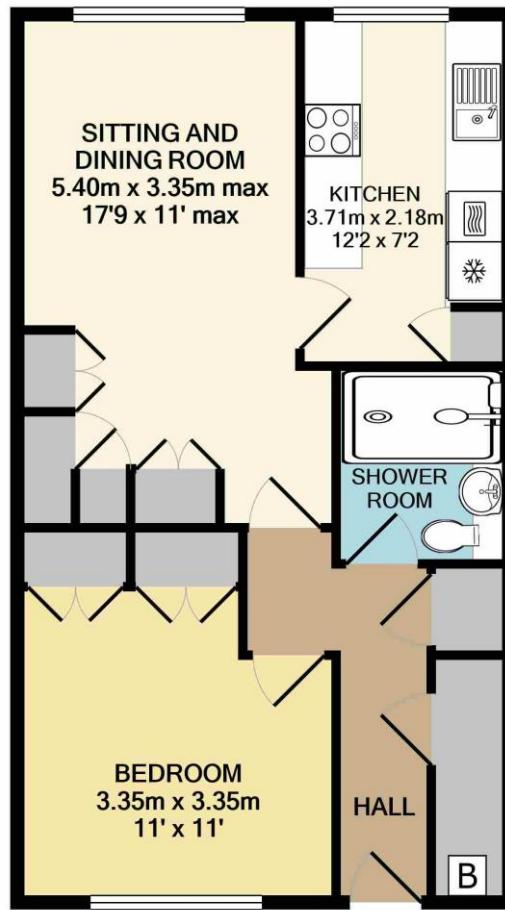
Allocated Car Parking Space No. 17. Located in nearby St Josephs Way.

OUTGOINGS

Ground Rent and Maintenance £1,000 per annum plus buildings insurance £84 per annum.

Lease 151 years unexpired.

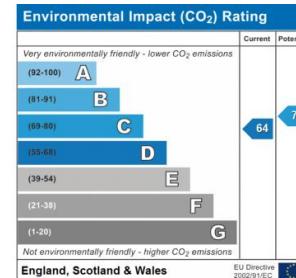
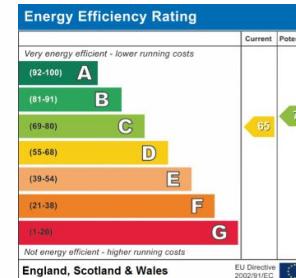




TOTAL APPROX. FLOOR AREA 48.3 SQ.M. (520 SQ.FT.)

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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