



42 Harlands Road
Haywards Heath, West Sussex. RH16 1LS



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£245,000

This excellent first floor maisonette forms part of a small purpose built development set in its own well kept communal gardens. The bright, spacious and well presented accommodation has its own ground floor entrance together with rear access to the gardens, has the benefit of gas central heating and double glazed replacement windows throughout and incorporates a good size south facing living room, comprehensively fitted kitchen complete with appliances, 2 good size bedrooms and a bathroom. In addition, there is a garage located to the rear and all the residents have the use of the well kept communal gardens arranged mainly as lawns with seating and drying areas. The flat is ideal for a first time buyer or a buy to let investor with the potential rental income of about £900 per calendar month (providing a gross yield of approximately 5%).

Situated in this much favoured convenient location 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). Both Sainsbury's and Waitrose superstores are in the immediate vicinity as is the Dolphin Leisure complex,



whilst Haywards Heath town centre is close at hand with its wide range of shops and array of restaurants. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is 12.3 miles to the north and the cosmopolitan city of Brighton and the coast is 15.2 miles to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Stairs to:

OWN FIRST FLOOR ENTRANCE

Double glazed uPVC front door to:

Hall Hatch with pull down ladder to **loft space**. Built-in coats/store cupboard. Built-in cupboard housing wall mounted Worcester gas combination boiler and plumbing for washing machine.

Living Room 14'4" x 12' (4.37m x 3.66m) A delightful room enjoying a favoured southerly aspect and open outlook. Attractive coal effect electric fire, polished stone hearth. Serving hatch to kitchen. TV aerial point. 2 double glazed windows. Radiator.

Kitchen 11'2" x 8' (3.40m x 2.44m) Comprehensively fitted with attractive range of units comprising inset enamel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and integrated Bosch **dishwasher** under. Built-in Hotpoint brushed steel **electric oven**, fitted Hotpoint **halogen 4 ring hob** with brushed steel splashback and extractor hood over. Tall storage unit. Integrated Bosch tall **fridge/freezer**. Matching base unit. Large built-in shelved larder/store cupboard. Ceiling downlighters. Double glazed window. Radiator. Double glazed door to:

Rear Lobby Built-in storage cupboard. Steps to communal gardens.

Bedroom 1 12' x 10'8" (3.66m x 3.25m) Double aspect. Fitted double wardrobe with floor to ceiling sliding mirror doors. 2 double glazed windows. Radiator.

Bedroom 2 9'4" plus wardrobe recess x 8' (2.84m x 2.44m) Fitted double wardrobe on either side of recessed shelving, cupboards over. Double glazed window. Radiator.

Bathroom White suite comprising bath with independent shower over, folding glazed shower screen, basin with mixer tap, cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Double glazed window. Fully tiled walls. Tiled floor.



OUTSIDE

Garage 15'10" x 7'10" (4.83m x 2.39m) Up and over door. **Adjacent Car Parking Space**.

Bin Store

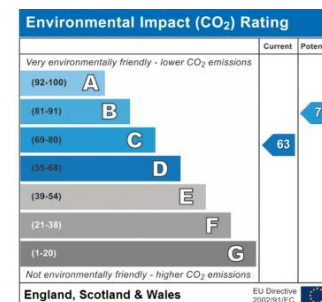
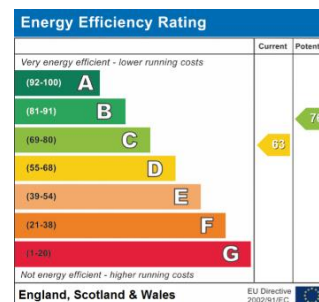
Communal Garden at Rear Laid to lawn with concrete pathways, well stocked borders containing a variety of colourful flowers, shrubs and small trees, enclosed by timber fencing and clipped evergreen hedge.

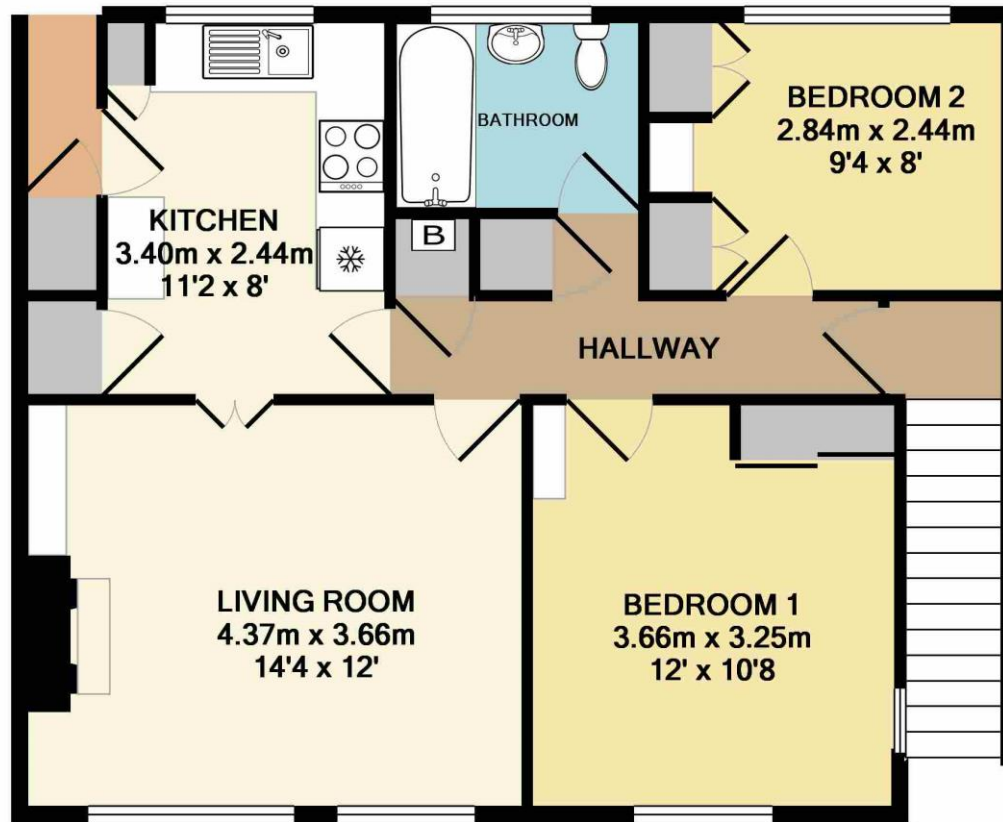


OUTGOINGS

Service Charge £100 per calendar month.

Lease 999 years from 1975 (to be verified).





TOTAL APPROX. FLOOR AREA 54.7 SQ.M. (589 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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