4 Pinfold House

Great Heathmead, Haywards Heath. RH16 1FF

Mark Revill & Co

4 Pinfold House, Great Heathmead
Haywards Heath. RH16 1FF

Guide Price £200,000

This excellent ground floor apartment forms part of Great Heathmead, an exclusive gated development set in its own well tended grounds. The apartment enjoys the use of a private patio opening to the communal gardens and the well planned accommodation incorporates a good size living room, a well fitted kitchen, a spacious double bedroom with built in wardrobes and a shower/wet room. The apartment has the benefit of double glazed replacement windows and off-peak electric heating with slimline storage heaters and there is an allocated car parking space. The block has a door entry intercom and within the attractive communal grounds, there is a fitness room, a car wash facility and a barbeque area. The flat is ideal for a first time buyer, those wishing to downsize 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%).

Great Heathmead is located just a short walk from Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex,

Sainsbury's and Waitrose superstores are in the immediate vicinity whilst the town centre is close at hand offering a wide range of shops, as is The Broadway with its array of restaurants. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.5 miles to the south.

GROUND FLOOR FLAT

Entrance Hall L shaped. Trip switches. Slim line storage heater.

Living Room *13'3" x 12'10" (4.04m x 3.91m)* A fine room with double glazed sliding doors providing access to a patio and the communal gardens. TV aerial point. 2 slimline storage heaters (one with convector).

Kitchen *8'10" x 8'5" (2.69m x 2.57m)* Well fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped work top, cupboards, drawers and appliance space under with plumbing for washing machine. Built in Baumatic brushed steel electric oven with fitted Baumatic **4 ring halogen hob** and brushed steel extractor hood over. Range of wall cupboards and corner shelf unit. Part tiled walls. Vinyl flooring.
Note: The tall fridge/freezer and washing machine are available subject to negotiation.

Bedroom *13'2" x 9'10" (4.01m x 3.00m)* Built in double wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Slimline panel heater.

Shower/Wet Room Walk in shower area with Mira thermostatic fitment, basin with mixer tap, wc with concealed cistern. Useful shelf. Large built in airing cupboard housing cold water and pre-insulated hot water tank, floor to ceiling sliding mirror doors. Wall mounted convector heater. Part tiled walls. Non slip vinyl flooring.

OUTSIDE

Allocated Car Parking Space P4

COMMUNAL FACILITIES

Communal Gardens With central water feature planted with a variety of established trees and shrubs. Lawn areas, barbeque. Car wash facility.

Within the grounds there is a separate fitness room and beautifully tended mature grounds laid as lawns and borders also a communal barbecue area and car wash facility.

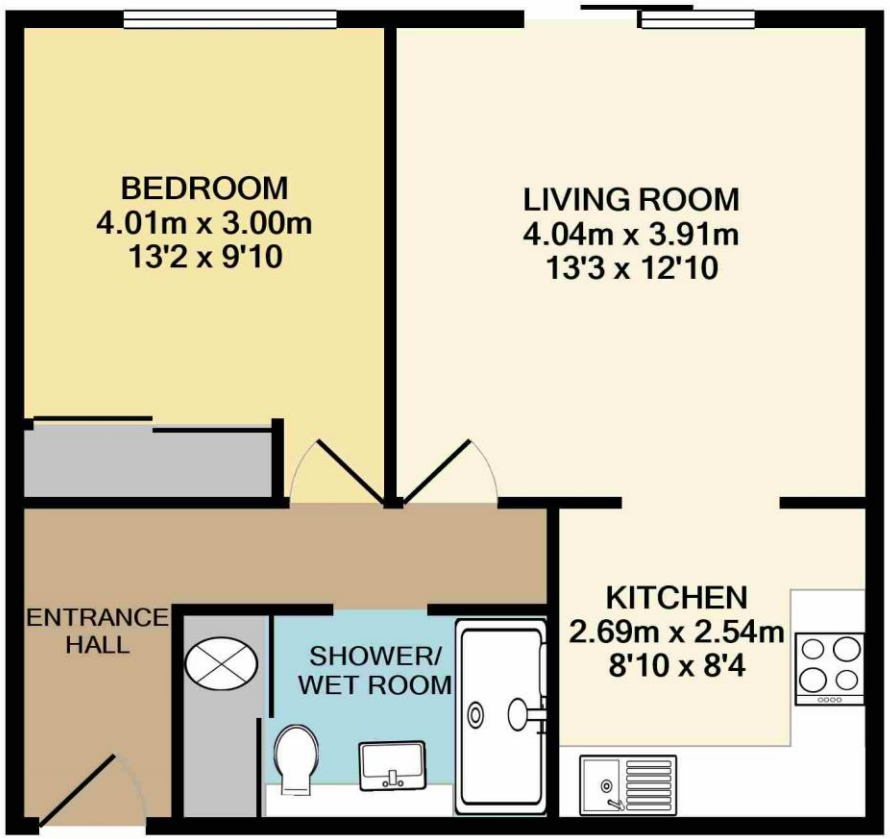
OUTGOINGS

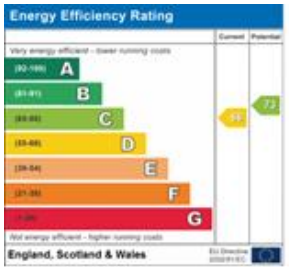
Ground Rent £200 per annum.

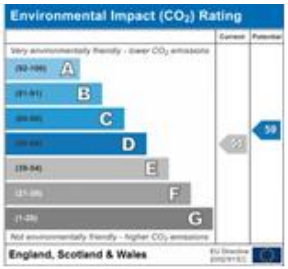
Service Charge £570.98 per half year.

Lease 150 years from September 1987.

Managing Agents Estate and Property Management 5 Church Road, Burgess Hill, West Sussex RH15 9BB 01444 410069







TOTAL APPROX. FLOOR AREA 46.6 SQ.M. (502 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, ommission 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.
Made with Metropix ©2019

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
haywardsheath@markrevill.com

Mark Revill & Co

M471