



9 Beacon Heights

4 Church Road, Haywards Heath, West Sussex. RH16 3UU



Mark Revill & Co

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West Sussex. RH16 3UU.

£340,000

This stylish well designed first floor apartment forms part of a recently built development set in attractive landscaped gardens. The generously proportioned and exceptionally well presented accommodation is finished to the highest specification and features thermostatically controlled underfloor heating, double glazing, a ventilation and heat recovery system, low energy LED lighting and walnut veneer internal doors with satin stainless steel furniture. The apartment incorporates 2 good size bedrooms, a luxury en suite shower room plus a separate bathroom, a splendid dual aspect open plan living room with comprehensively fitted kitchen complete with appliances with double glazed doors opening to a balcony. Beacon Heights has a key fob/touch screen video entry system, an automatic lift provides access to each floor and there is a secure internal cycle store. The apartment is ideal for a first time buyer those wishing to downsize or as a buy to let investment with a potential rental income of approximately £1100-£1200 per calendar month (providing a gross yield of 3.7%).

Beacon Heights is located in a convenient central location just a short walk to the town centre with its wide range of shops including Marks and Spencer and to The Broadway with its array of restaurants. Also close at hand is Victoria Park with its



tennis courts, Waitrose and Sainsbury's superstores and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.3 miles to the north and the cosmopolitan city of Brighton and the coast is 14.5 miles to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

FIRST FLOOR APARTMENT

Hall L shaped. Large built-in airing/storage cupboard housing stainless steel hot water cylinder with twin immersion heater. Low-energy ventilation and heat recovery system. Plumbing for washing machine. Video entry intercom. Telephone point. Ceiling downlighters. Wood effect Amtico flooring.

Open Plan Living Room with Kitchen 25' x 17'3" (7.62m x 5.26m) narrowing to 14'3" and 12'6" (4.31m x 3.81m) Amtico wood effect flooring.

Living Area Fitted display/book shelf unit. **Room divider.** **TV cupboard.** Double aspect with tall double glazed window. Further double glazed tall window and sliding door to balcony. TV/satellite aerial point.

Kitchen Area Comprehensively fitted with a quality range of contemporary two tone soft close units with composite stone work surfaces and upstands comprising inset twin stainless steel sink with mixer tap, cupboards including bin storage, drawers and integrated **dishwasher** beneath. Built-in **electric fan assisted oven, microwave oven** over, cupboard under and over. Integrated **fridge** and **freezer**. Good range of wall cupboards. Worktop lighting. Ceiling downlighters.

Balcony With outlook to the front and west side.

Bedroom 1 10'7" x 12' (3.23m x 3.66m) narrowing to 9'4" (2.84m) One wall fitted with an excellent range of wardrobes with floor to ceiling sliding doors incorporating hanging rails and shelving. 2 tall double glazed windows with electrically operated blinds. TV/satellite aerial points. Ceiling downlighters.

En Suite Shower Room Fully tiled shower with glass screen overhead, rain water and hand held fitments, dual flush wc with concealed cistern, vanity unit with basin, single lever mixer tap, drawers beneath. Shaver point. Large mirror. Electrically heated ladder towel warmer/radiator. Ceiling downlighters. Fully tiled walls. Tiled floor.

Bedroom 2 13'9" into recess x 9'4" (4.19m x 2.84m) Tall double glazed window with electrically operated blinds. TV/satellite aerial points. Ceiling downlighters.

Bathroom White suite comprising bath with central mixer tap, hand held shower fitment and independent shower with rain water head over, dual flush wc with concealed cistern, vanity unit with basin, single lever mixer tap, drawers under. Shaver point. Wall mirror. Electrically heated ladder towel warmer/radiator. Ceiling downlighters. Fully tiled walls. Tiled floor.

OUTSIDE

Landscaped Communal Gardens with established and recently planted trees. Feature green wall at west entrance.

Secure Internal Cycle Store

OUTGOINGS

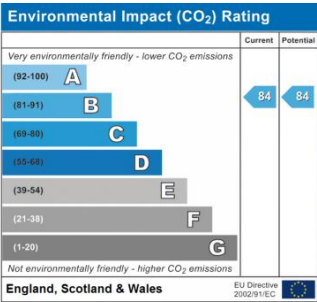
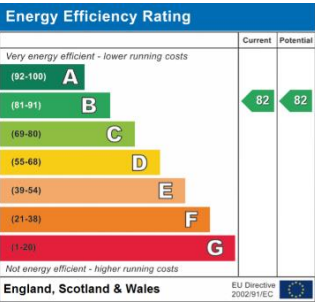
Ground Rent £250 per annum.

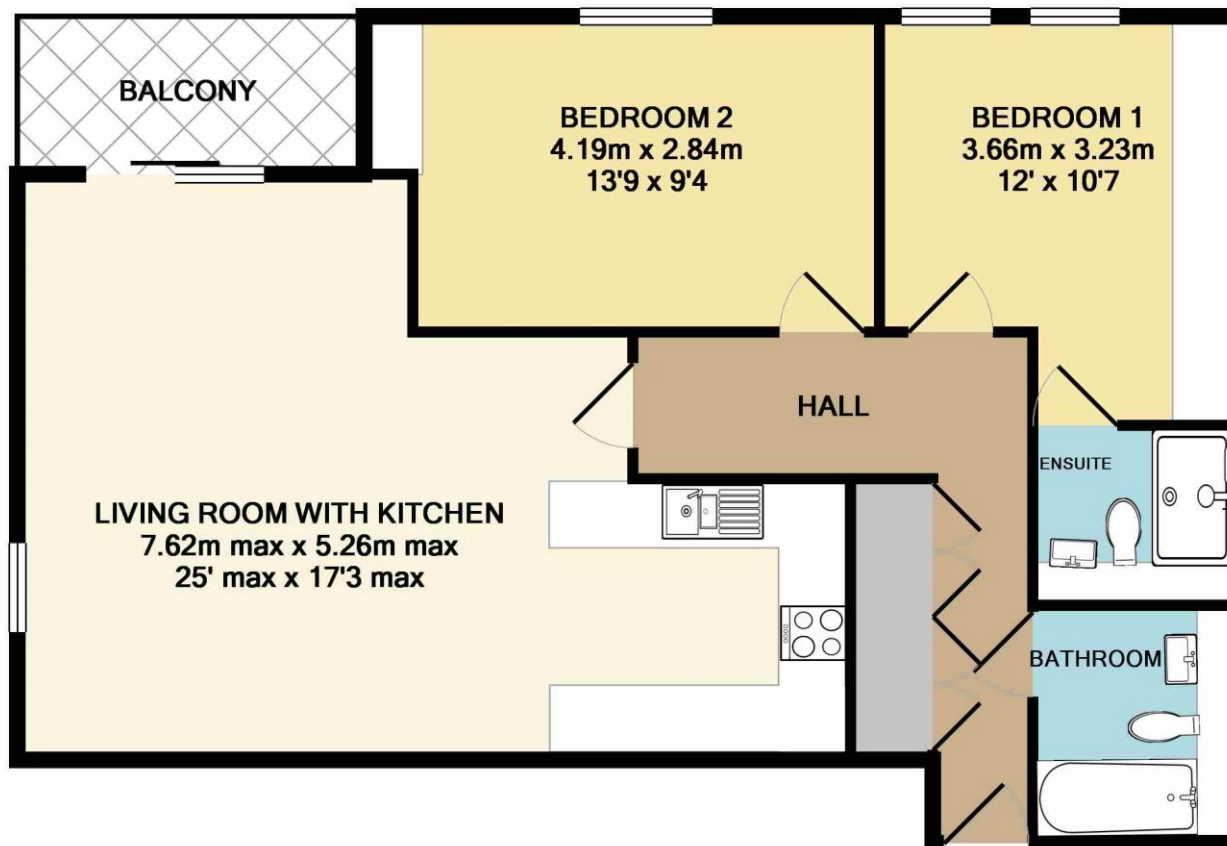
Maintenance £852.44 per annum.

Buildings Insurance £532.37 per annum.

Lease 150 years from 2018.

Managing Agents Remus Management Ltd.
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TOTAL APPROX. FLOOR AREA 82.7 SQ.M. (890 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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