



35 Sharrow Close
Heath Road, Haywards Heath, RH16 3AY

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Guide Price £265,000 Leasehold

Located on the second floor of a well-maintained residential development, this spacious two bedroom apartment offers comfortable, low-maintenance living and has the benefit of a garage. The accommodation comprises a bright and generously proportioned living room/dining room, a modern fitted kitchen with ample space for appliances, two double bedrooms with fitted wardrobes and a stylish shower room featuring a contemporary white suite with a large walk-in shower and plumbing for a washing machine. Additional benefits include double glazing throughout, neutral décor and gas fired central heating. The property is offered with no onward chain and vacant possession, making it an ideal opportunity for first-time buyers, investors, or those looking to downsize. Externally, residents enjoy access to well tended communal gardens and ample parking. Internal inspection is highly recommend.

Sharrow Close is ideally positioned just a short distance from Haywards Heath town centre and within walking distance of the mainline railway station, offering regular services to London, Brighton, and Gatwick Airport, perfect for commuters. The town centre provides a wide selection of shops, restaurants, cafés and leisure facilities, including the popular Dolphin Leisure Centre. There is also schooling for all age groups close by.

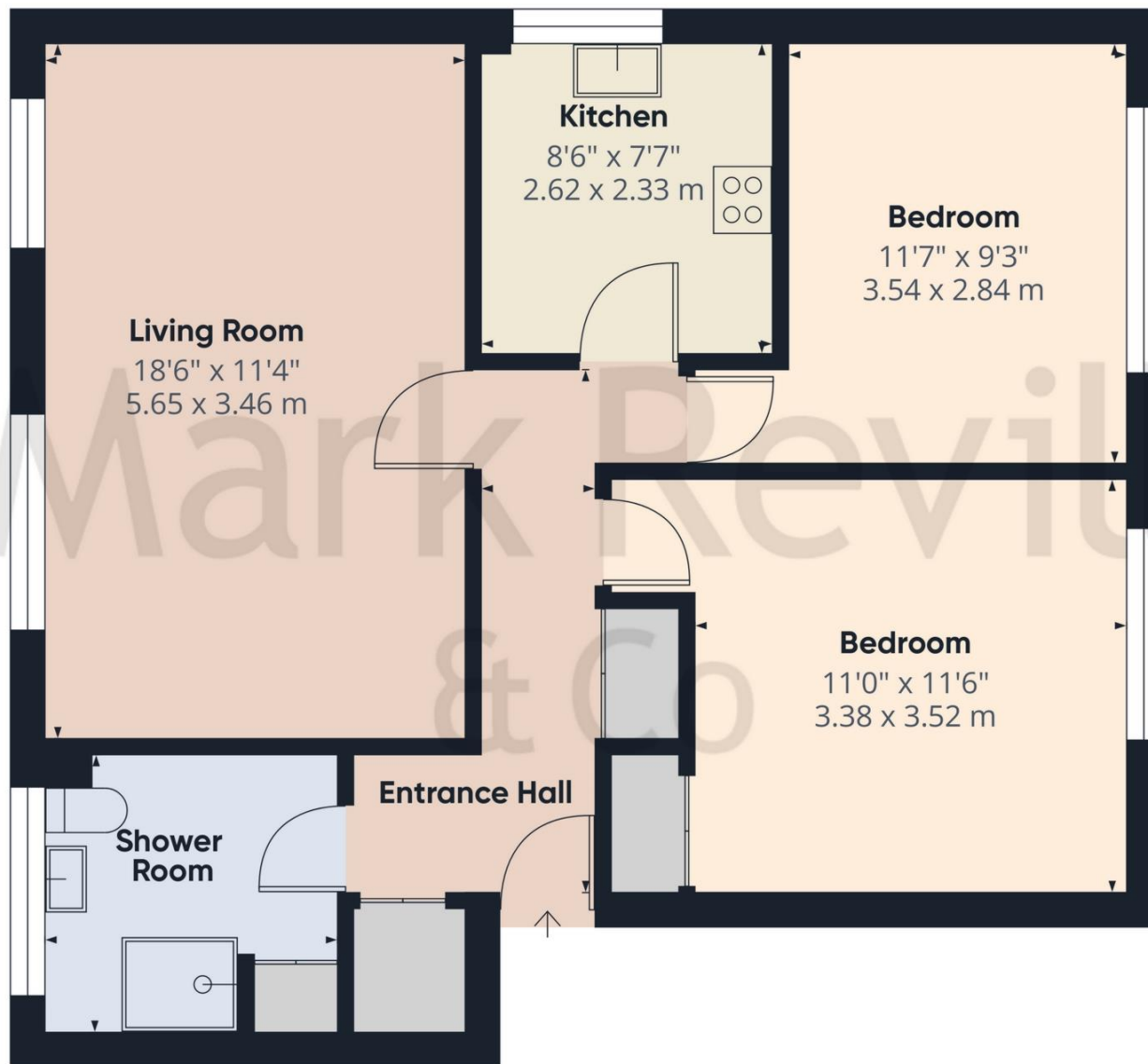
Ground Rent: £50 per annum

Service Charge: £1,499.40 per annum

Lease: 142 years unexpired







Approximate total area⁽¹⁾

685 ft²

63.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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