



3 Harlands House

Harlands Road, Haywards Heath, West Sussex. RH16 1LA



Mark Revill & Co

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West Sussex. RH16 1LA

£245,000

This excellent ground floor apartment forms part of a well designed purpose built development constructed about 17 years ago. The bright and extremely spacious accommodation has recently been redecorated throughout having the benefit of gas fired central heating and double glazing. The apartment features a fine double aspect living room with double glazed doors opening to a patio, a fitted kitchen complete with appliances, there are 2 bedrooms, en suite shower room to the main bedroom and a bathroom. There is an allocated car parking space located immediately adjacent to the apartment and the development is protected by security entrance gates and a door entry phone system. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor with potential rental income of approximately £950 per calendar month (providing a gross yield of 4%).

Situated in this convenient central 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 offering a wide range of shops including The Broadway with its array of restaurants. The A23 lies about 5 miles to the west of the town providing a direct route to the motorway network, Gatwick Airport is 13.5 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south.

GROUND FLOOR APARTMENT

L Shaped Hall Built-in coats/store cupboard with trip switches. Built-in airing cupboard housing gas combination boiler and slatted shelf. Telephone point. Radiator. Wood effect laminate flooring.

Living Room 17' x 12'9" (5.18m x 3.89m) Double aspect with double glazed casement doors opening to a private covered patio. Attractive fireplace surround with coal effect electric fire. TV/FM/Satellite aerial points. 2 telephone points. Further double glazed window with integral venetian blind. 2 radiators. Wood effect laminate flooring.

Kitchen 8'7" x 8'1" (2.62m x 2.46m) Well fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers and appliance space under. Built-in **electric oven** and brushed steel **4 ring electric hob** over, concealed extractor hood. Good range of wall cupboards with concealed worktop lighting. Plumbing for washing machine and dishwasher. Space for upright fridge/freezer. Part tiled walls. Vinyl flooring.

NOTE: The fridge/freezer, washing machine and slimline dishwasher are available subject to negotiation.

Bedroom 1 13'4" x 9'10" (4.06m x 3.00m) narrowing to 7'9" (2.36m). Fitted double wardrobe with half mirror doors. TV aerial point. Telephone point. Double glazed window. Radiator. Wood effect laminate flooring. Door to:

En Suite Shower Room Fully tiled glazed shower with Triton fitment, basin with mixer tap and cupboard beneath, tiled splashback, close coupled wc. Small wall strip light/shaver point. Extractor fan. Radiator. Vinyl flooring.

Bedroom 2 13'4" x 8'7" (4.06m x 2.62m) narrowing to 5'5" (1.653m) Fitted double wardrobe with half mirror doors. TV aerial point. Telephone point. Double glazed window. Radiator. Wood effect laminate flooring.

Bathroom White suite comprising bath with fully tiled surround, basin with mixer tap, cupboard under and tiled splashback, close coupled wc. Small wall strip light/shaver point. Extractor fan. Radiator. Vinyl flooring.

OUTSIDE

Private Patio

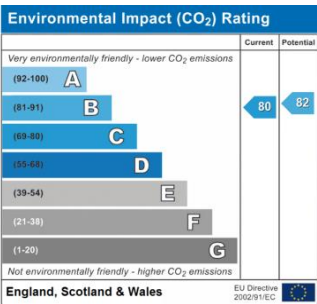
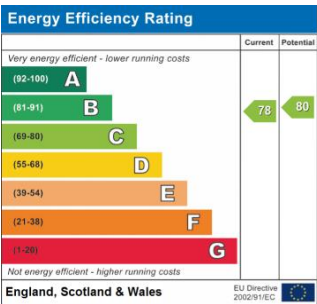
Adjacent Allocated Car Parking Space No 3.

OUTGOINGS

Ground Rent £175 per annum.

Service Charge Approximately £1,220 per annum.

Lease 125 years from 1st January 2002.





Floor area 68.0 sq. m. (732 sq. ft.) approx

Total floor area 68.0 sq. m. (732 sq. ft.) approx

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