



## 52 Trevelyan Place

Heath Road, Haywards Heath, West Sussex. RH16 3AZ



Mark Revill & Co

## 52 Trevelyan Place

Heath Road, Haywards Heath, RH16 3AZ

£240,000

This superb top (second) floor apartment forms part of the exclusive Trevelyan Place development constructed about 20 years ago by Barratt Homes. The bright and well designed accommodation has the benefit of electric central heating and double glazing and features include a large living room enjoying a favoured southerly aspect, an excellent fitted kitchen, 2 double bedrooms both with fitted wardrobes, en suite shower room to the master bedroom and a further 'Jack and Jill' bathroom. There is an allocated car parking space plus visitors parking and residents enjoy the use of the well kept communal gardens. Trevelyan Place has a gated entrance and each block has a door entry phone system. The potential rental income is approximately £850 per calendar month (producing a gross yield of approximately 4.3%).

Situated in this convenient central location, lying between Heath Road and Church Road and just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45



minutes). Sainsbury's and Waitrose superstores are close at hand as is the Dolphin leisure centre whilst 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 14.3 miles to the south.

## TOP (SECOND) FLOOR APARTMENT

**Hall** Hatch to useful loft space. Built-in slatted shelved airing cupboard housing sealed hot water cylinder. Built-in tall shelved storage cupboard. Radiator.

**Living Room** 14'7" x 14' (4.45m x 4.27m) Enjoying a favoured southerly aspect. Attractive Adam style fireplace with decorative surround, tiled insert and hearth, fitted coal effect electric fire. Attractive arched leaded light window to the kitchen. TV aerial point. Telephone point. Double glazed window. 2 radiators.

**Kitchen** 8' x 7'4" (2.44m x 2.24m) Fitted with attractive range of units comprising inset composite sink with mixer tap, adjacent work surfaces, cupboards and drawers under. **Washing machine**. Built-in **electric oven**, **4 ring gas hob** and extractor hood over flanked by wall cupboards. Space for upright fridge/freezer. Part tiled walls. Tiled floor.

**Bedroom 1** 11' x 10'8" (3.35m x 3.25m) TV aerial point. Telephone point. Double glazed window. Radiator.

**En Suite Shower Room** Fully tiled glazed shower cubicle with Aqualisa fitment, basin, tiled surround, cupboard beneath, close coupled wc. Wall strip light/shaver point. Extractor fan. Double glazed window. Radiator. Vinyl flooring.

**Bedroom 2** 14'10" (4.52m) narrowing to 12'6" x 8'7" (3.81m x 2.62m) Double glazed window. Radiator.

**Jack and Jill Bathroom** White suite comprising bath, mixer tap and shower attachment, fully tiled surround, close coupled wc, basin with tiled splashback, cupboard beneath. Small strip light/shaver point. Extractor fan. Vinyl flooring.

## OUTSIDE

**Allocated Car Space** Plus visitors parking.

**Well Kept Communal Gardens** Arranged mainly as lawns.

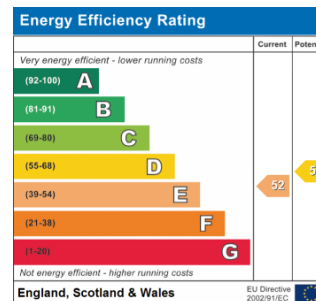
## OUTGOINGS

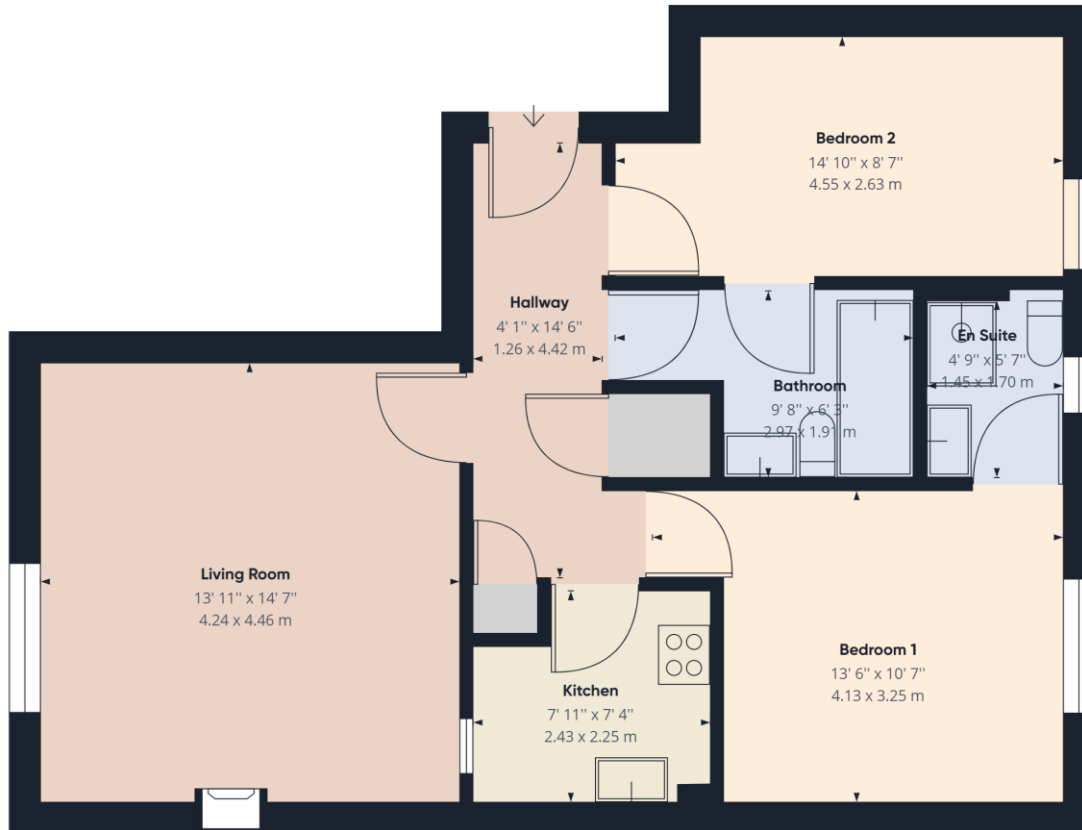
**Ground Rent** £365.46 per annum.

**Service Charge** £1,426 per annum.

**Lease** 125 years from 2000.

**Managing Agents** First Port Property Services, Marlborough House, Wigmore Place, Wigmore Lane, Luton, Bedfordshire, LU2 9EX. Tel: 01582 393701





**Approximate total area<sup>(1)</sup>**

666.65 ft<sup>2</sup>  
61.93 m<sup>2</sup>

(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.

GIRAFFE360

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

