



## 24 Harlands House

Harlands Road, Haywards Heath. RH16 1LA



Mark Reville & Co



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Guide Price £275,000

This beautifully presented second floor apartment enjoys a south facing balcony and forms part of a well designed purpose built development constructed about 21 years ago. This bright and stylish apartment incorporates a spacious living room with double glazed doors to the balcony, a comprehensively fitted kitchen complete with oven, hob, washing machine and dishwasher. There are 2 good sized bedrooms, a luxury newly fitted shower room and a bathroom. The apartment has the benefit of electric radiator heating and double glazing, there is an allocated car parking space and the building has a lift, door entry phone system and the development is protected by security entrance gates. The property is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of approximately £1,200 per calendar month (providing a gross yield of about 4.75%).

Situated in this convenient central location just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin





Leisure complex lies immediately behind the development and both Sainsbury's and Waitrose superstores are in the immediate vicinity whilst the town centre is close at hand offering a wide range of shops including The Broadway with its array of restaurants and bars. The A23 lies about 5 miles to the west 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.

## SECOND FLOOR APARTMENT

**Hall** Door entry phone. Built-in airing cupboard housing recently installed electric heating unit and sealed stainless steel hot water tank. Built-in storage cupboard. Radiator.

**Living Room** 15'1" x 12'11" (4.61m x 3.95m) widening to 14'3" (4.43m) Contemporary fireplace with fitted coal effect electric fire. TV/FM/Satellite points. 2 radiators. Double glazed casement doors with plantation shutters to:

**South Facing Balcony** 8'11" x 5'1" (2.72m x 1.55m)

**Excellent Kitchen** 9'3" x 6'3" (2.82m x 1.91m) Fitted with an attractive range of shaker style units with granite effect laminate work surfaces, comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers, **washing machine** and **dishwasher** beneath. Built-in **electric oven** with fitted **4 ring halogen hob** and brushed steel extractor hood over flanked by wall cupboards. Tall **fridge and freezer**. Inset ceiling and worktop lighting. Radiator. Part tiled walls. Wood effect vinyl flooring.

**Bedroom 1** 16'4" x 11'1" (5.00m x 3.39m) TV aerial point. Telephone point. Double glazed window with fitted pleated blind. 2 radiators.

**En Suite Bathroom** Recently re-fitted with stylish white suite comprising fully tiled shower with glazed screen and door, overhead rainwater and hand held fitments, counter mounted basin with single lever mixer tap, adjacent top with cupboards beneath, low level wc with concealed cistern. Wall cupboard. Illuminated cabinet with mirror doors. Heated chromium ladder towel warmer/radiator. Part tiled walls. Wood effect laminate flooring

**Bedroom 2** 10'7" x 10'3" (3.23m x 3.14m) Double glazed window with fitted pleated blind. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, inset basin with single lever mixer tap and cupboard beneath, close coupled wc. Extractor fan. Heated chromium ladder towel warmer/radiator. Part tiled walls. Wood effect vinyl flooring.

## OUTSIDE

**Allocated Car Parking Space** Number 24.

## OUTGOINGS

**Ground Rent** £175 per annum.

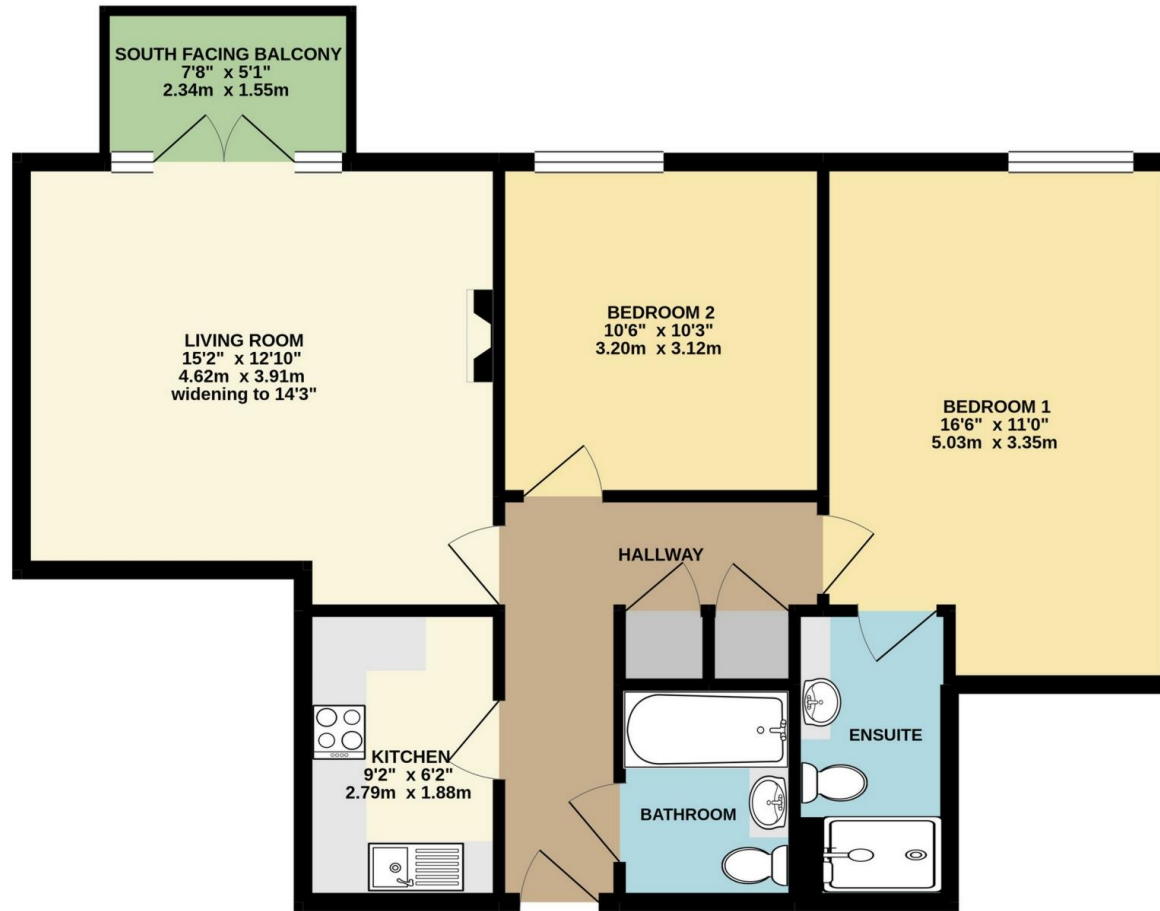
**Service Charge** £1,340 per annum (To be verified).

**Lease** 125 years from 1st January 2002,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



MID FLOOR FLAT  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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