



8 Jireh Court

Perrymount Road, Haywards Heath, West Sussex. RH16 3BH



Mark Revill & Co

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Perrymount Road, Haywards Heath,
RH16 3BH

£245,000

This excellent top floor 2 bedroom maisonette flat forms part of a purpose built development built about 60 years ago set in the well-kept communal grounds. The spacious, bright and well presented accommodation incorporates 2 double bedrooms, bathroom, a splendid double living/dining room opening to a balcony overlooking communal gardens to the rear of the building and a well fitted kitchen complete with oven and hob. The flat has the benefit of gas fired central heating and double glazed windows throughout and there is a garage. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor (potential rental income is approximately £900-950 per calendar month providing a gross yield of about 4%).

Jireh Court is situated in a central location just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Broadway with its array of restaurants and bars is close at hand as is the town centre with its wide range of shops, whilst Waitrose and Sainsbury's superstores and the Dolphin Leisure centre



are in the immediate vicinity. The A23 lies 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is about 13 miles to the north and the cosmopolitan city of Brighton and the south coast is approximately 15 miles distant.

TOP FLOOR MAISONETTE

Open walk way to:

Hallway Leading through to Kitchen and living/dining room. Radiator. Storage cupboard. Understairs storage with fuse board and meters.

Kitchen 12'3" x 8'1" (3.73m x 2.46m) Fitted with a range of under worktop cupboards and wall cupboards with under lighting, drawers. Adjacent worktop. Stainless steel sink with mixer tap. **Electric hob** and **oven** under. Space for upright fridge/freezer and space for further under counter appliance. Bosch **washer/dryer**. Vinyl flooring. Cupboard/larder for storage. Part tiled wall. Worcester combination gas boiler. Double glazed window, east facing overlooking Jireh Court.

Living/Dining Room 15'7" x 10'5" (4.75m x 3.18m) Large double glazed window and door to balcony. TV aerial point and sockets. Room for table and chairs and a large sofa.

Balcony 13'2" x 3'3" (4.01m x 0.99m) Views down to Perrymount Road and communal gardens. Space for table and chairs.

Spacious Wide Landing

Bedroom 1 13'1" x 10'2" (3.99m x 3.10m) Large double glazed window. West facing. Radiator. 2 built-in wardrobes. Recess for large double bed and side tables.

Bedroom 2 11'11" x 8'4" (3.63m x 2.54m) East facing. Double glazed. Radiator.

Bathroom Suite comprising bath and shower attachment, pedestal basin, wc. Radiator. Double glazed frosted window.

OUTSIDE

Garage With up and over door.

Residents Parking

Communal Gardens

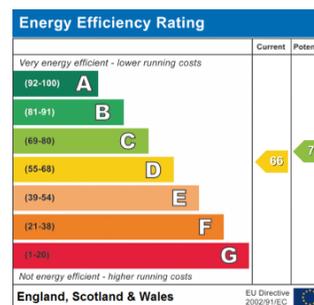
OUTGOINGS

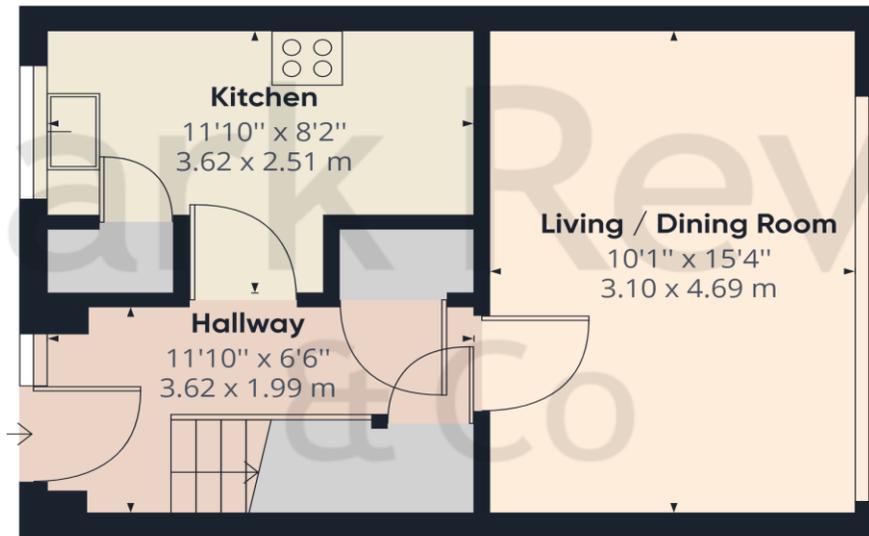
Ground Rent Peppercorn.

Maintenance £1,260 per annum.

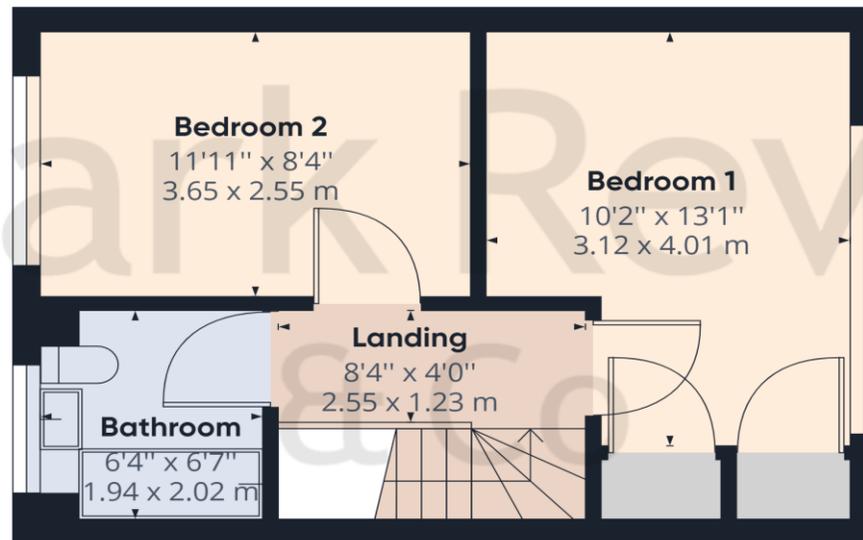
Lease 999 years from 1961 (to be verified).

Managing Agents Parsons Son & Basley, 32 Queens Road, Brighton, BN1 3YE.
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

669.11 ft²

62.16 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.

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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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