



**18 Little Bentswood**  
Haywards Heath RH16 3HE



**Mark Reville & Co**



## 18 Little Bentswood Haywards Heath RH16 3HE

£165,000

A generous ground floor one bedroom flat in need of some updating and redecoration, the flat offers a spacious living room and bedroom with access to South East facing private patio and garden. A fitted kitchen complete with appliances and a bathroom. Has benefit of gas central heating and double glazing throughout. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of approximately £800-815 per calendar month (producing a gross yield of approximately 5.2%).

Situated on the east side of Haywards Heath within walking distance of both local shops and the town centre including the Broadway with its array of bars and restaurants. Haywards Heath mainline station is also within easy access as is Sainsbury's and Waitrose and the Dolphin Leisure centre. To the west of Haywards Heath lies the A23/M23 giving direct road access to London Gatwick and the south coast.



## GROUND FLOOR APARTMENT

**Hall** Two storage cupboards with wooden shelving. Radiator

**Living Room** Double glazed window. TV/ FM / satellite point. Radiator.

**Kitchen** Worktop with inset stainless steel sink and mixer tap, storage/cupboards under. Worcester gas combination boiler. **Electric oven** and **gas hob**. Space for upright fridge/freezer. Wall cupboards. Space and plumbing for washing machine. Extractor fan. Part tiled walls. Double glazed door and window.

**Bedroom** Doubled glazed window. Built in double wardrobe. Radiator

**Bathroom** Pedestal basin with mixer tap and tiled splash back, low level wc, bath with mixer tap and shower attachment, part tiled walls. Radiator

## OUTSIDE

**Garden** South east facing garden, access to adjacent patio opening to private garden & outside storage cupboard


## OUTGOINGS

**Ground Rent** £10 per annum

**Service Charge** £639.32 per annum

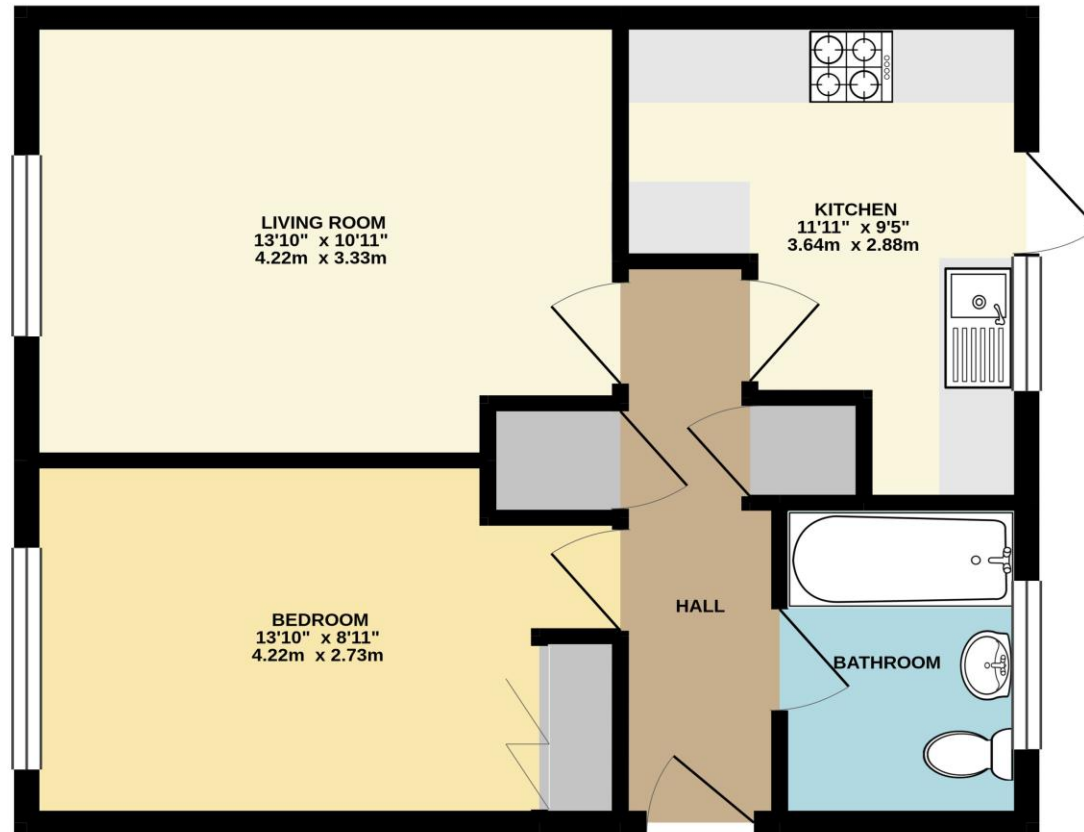
**Lease** 92 years remaining (expires 2113)

**Managing Agent** Clarion Housing Association

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	77
(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	



GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 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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