



**Flat 15 Harlands House**  
Harlands Road, Haywards Heath, West Sussex. RH16 1LA



**Mark Revall & Co**

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RH16 1LA**

**£240,000**

This excellent first floor apartment forms part of a well-designed purpose built development constructed about 18 years ago. The bright and extremely spacious accommodation enjoys a favoured southerly aspect, has the benefit of gas fired central heating and double glazing throughout and incorporates a wonderful living room with double glazed doors opening to a south facing balcony, a fitted kitchen complete with appliances, 2 good size bedrooms, en suite shower room (to the main bedroom) and a bathroom. There is an allocated car parking space, a lift 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 a potential rental income of approximately £950-975 per calendar month (providing a gross yield of about 4%).

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.

### FIRST FLOOR APARTMENT

**Hall** Built in airing cupboard housing Powermax gas fired combination boiler. Built in storage/coat cupboard.

**Living Room** 17'7" x 11'9" (5.36m x 3.58m) Enjoying a favoured southerly aspect to balcony. Double glazed casement doors. TV/FM/Satellite points. 2 radiators.

### South Facing Balcony

**Kitchen** 14'4" x 6' (4.37m x 1.83m) Fitted with a wide range of units comprising of an inset stainless steel sink with mixer tap, adjacent worktops with cupboards, drawers and appliance space with plumbing for washing machine and dishwasher under. Built in **electric oven & hob**. Wall cupboards. Space for upright fridge/freezer. Radiator. Part tiled walls. Laminate flooring.

**Bedroom 1** 15'4" x 9'4" (4.67m x 2.84m) Double glazed window. Built in double wardrobe. Radiator, TV Ariel point

**En Suite Bathroom** Waterproof panelled shower & screen. White basin with mixer tap, adjacent top, tiled splash back, under sink cupboard and shelving. Low level WC. Radiator.

**Bedroom 2** 10'9" x 8' (3.28m x 2.44m) Double glazed window. Radiator. Built in wardrobe.

**Bathroom** White suite comprising of Bath with mixer tap and shower attachment. Basin with mixer tap and under sink storage and shelving. Close coupled WC. Extractor fan. Radiator. Part tiled walls. Laminate flooring.

### OUTSIDE

**Allocated Car Parking** No 15

### OUTGOINGS

**Ground Rent** £175 per annum

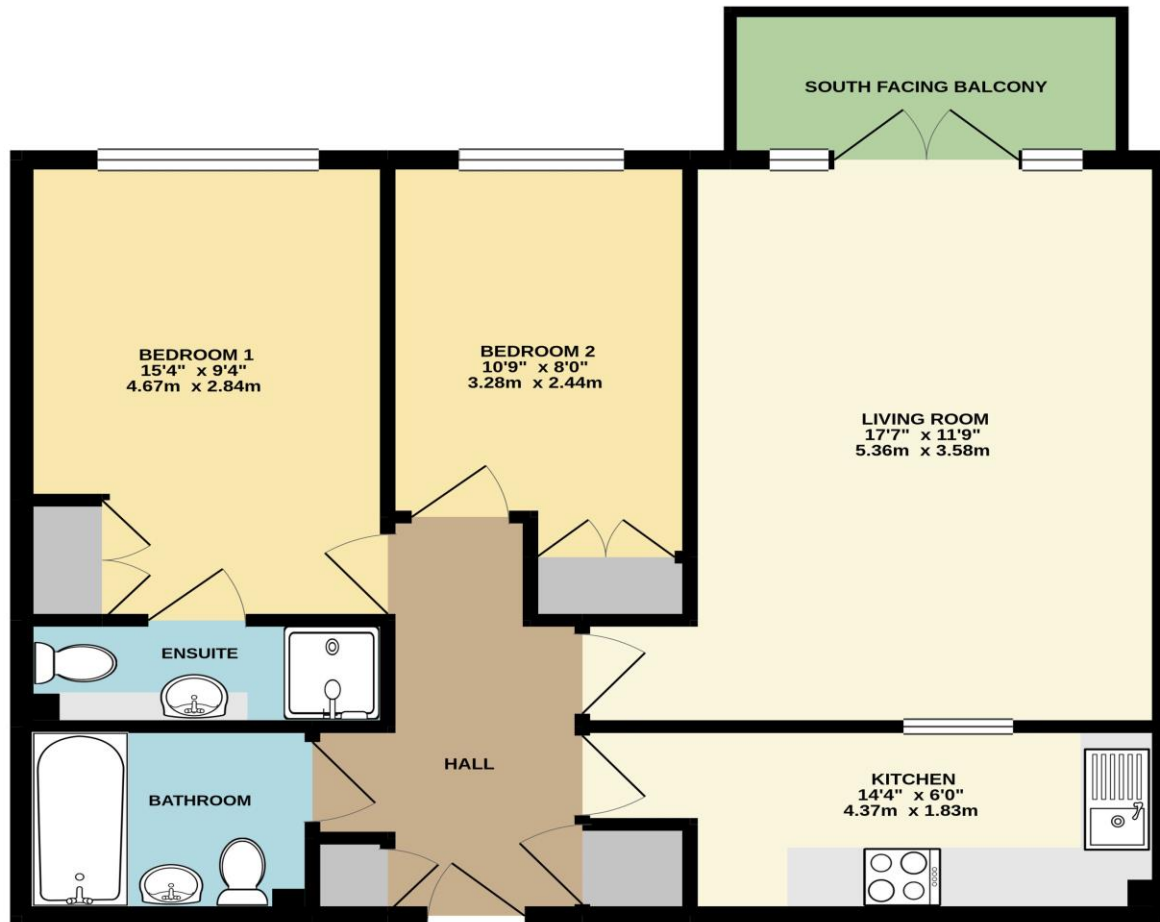
**Service Charge** £1,340 per annum (to be verified)

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

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



671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 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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