



25 Sharrow Close
Haywards Heath, RH16 3AY



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£225,000

This bright and spacious ground floor flat forms part of an attractive purpose built development set in its own well-kept grounds. The accommodation has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 2 double bedrooms, a spacious living/dining room with southerly aspect and outlook over the communal gardens, a kitchen complete with appliances and a bathroom. In addition, there is a garage and the residents have the use of the well-tended gardens arranged primarily as lawns. 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 about £900 per calendar month (providing a gross yield of 4.1%).

Situated in this convenient established location adjacent to The Broadway with its array of restaurants and 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 town centre is close at hand with its wide range of shops whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are also in the immediate vicinity.



The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

GROUND FLOOR FLAT

Hall Built-in deep storage cupboard with gas point and trip switches, cupboard over. Radiator. Wood effect vinyl flooring.

Sitting/Dining Room 18'7" x 11' (5.66m x 3.35m) Enjoying a favoured southerly aspect and outlook over the communal gardens. TV aerial point. 2 double glazed windows. 2 radiators.

Kitchen 8'4" x 7'8" (2.54m x 2.34m) Inset stainless steel sink, adjacent L shaped worktop, cupboards and appliance space with Bosch **washing machine** under. Potterton gas boiler. Tall storage cupboard. Range of tall wall cupboards, corner wall cupboards. Creda **electric cooker**. Further worktop, cupboard, drawer and Indesit **fridge** beneath. Central heating and hot water time control. Double glazed window. Part tiled walls. Wood effect vinyl flooring.

Bedroom 1 12'2" x 11'2" (3.71m x 3.40m) plus door recess. Telephone point. Double glazed window. Radiator.

Bedroom 2 11'4" x 9'4" (3.45m x 2.84m) plus door recess. Telephone point. Double glazed window. Radiator.

Bathroom White suite comprising bath, independent Bristan shower over, fitted shower rail and curtain, pedestal basin, close coupled wc. Built-in airing cupboard housing pre-insulated hot water cylinder with slatted shelving, cupboard over.

OUTSIDE

Garage No. 25 Up and over door.

Well Kept Communal Gardens Laid mainly as well kept lawns interspersed with small established trees and shrubs etc.

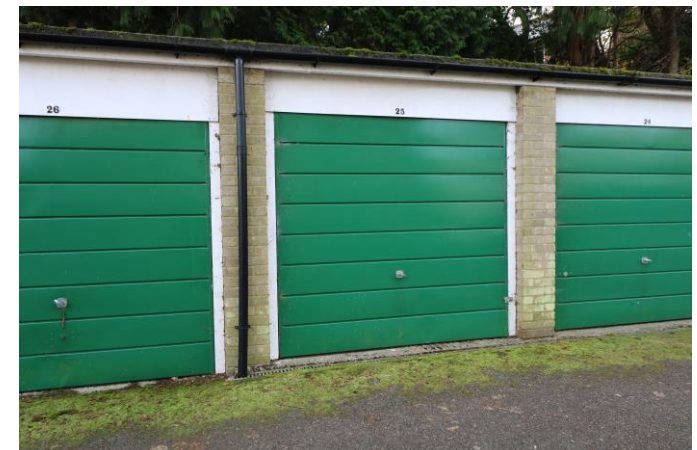
OUTGOINGS

Ground Rent £50 per annum.

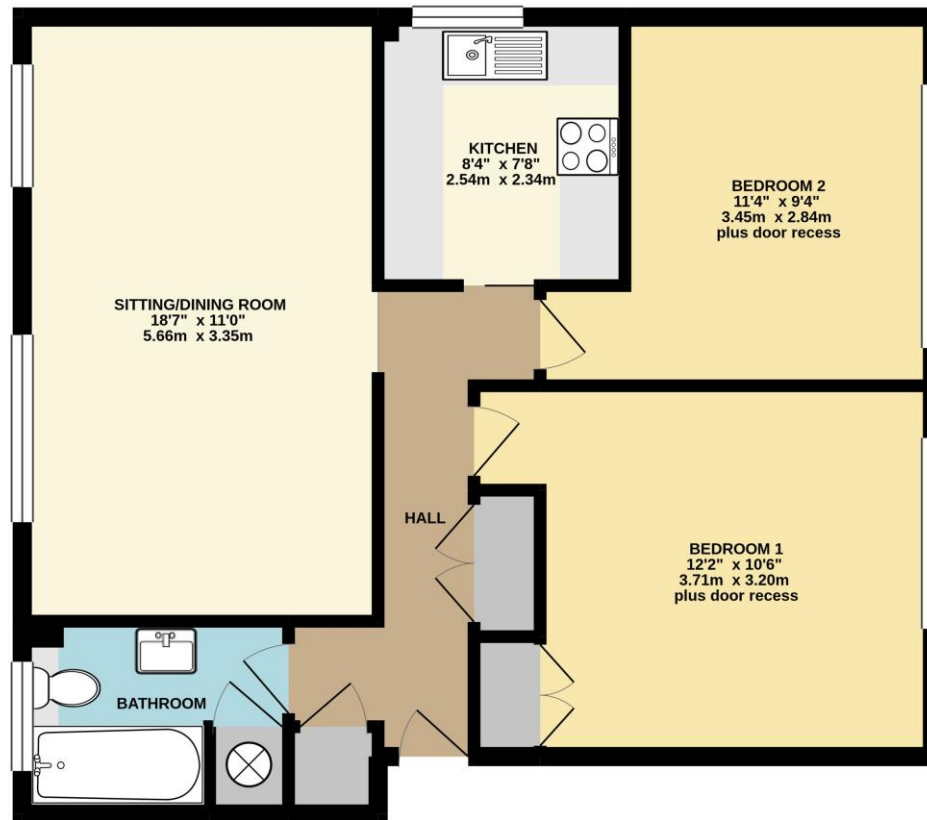
Maintenance Approximately £1,500 per annum.

Lease Expires in September 2103. We understand that a lease extension can be entered into at the buyers own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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