



Apartment 21 White House
Burrell Road, Haywards Heath, RH16 1AJ



Mark Revall & Co

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Guide Price £195,000

This immaculate second floor apartment forms part of an imaginative conversion of a 1960's building used by Norris brothers engineering who were responsible for designing Donald Campbell's Bluebird jet car and boats. Converted in 2016 by Galliard Homes, this excellent apartment offers bright and stylish living having the benefit of double glazing, electric heating, some oak engineered flooring and incorporates a superb open plan living room and kitchen fitted with white high gloss units complete with Baumatic appliances, double bedroom with built-in double wardrobe, luxury bathroom with contemporary white suite and a useful utility cupboard in the hall. There is an allocated car parking space close to the entrance to the building which has a security door **entry phone system** and a **lift**. The apartment is ideal for a first time buyer or a buy to let investor with a potential rental income of about £850-875 per calendar month (providing a gross yield of approximately 4.5%).



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 close by, whilst 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

L Shaped Entrance Hall Built-in **utility cupboard** housing unvented direct hot water cylinder on shelf with **washer/dryer** under. Slimline electric radiator. Ceiling downlighters. Engineered oak flooring.

Open Plan Living Room With Kitchen 13'4" x 12'4" (4.06m x 3.76m) Stylish kitchen with white high gloss units with corian work top comprising inset stainless steel sink with single lever mixer tap, fitted 2 ring **halogen hob** with extractor hood over, cupboards and drawers, integrated slimline **dishwasher** under. Range of wall cupboards incorporating brushed steel **microwave oven**. Built-in brushed steel **electric oven** with integrated **fridge** beneath, cupboard over. **TV cabinet**. TV/Satellite/FM aerial points. Telephone and internet point. Slimline electric radiator. Large double glazed window. Ceiling downlighters. Engineered oak flooring.

Bedroom 11'8" x 8'3" (3.56m x 2.51m) Built-in double wardrobe incorporating hanging rails and shelving, sliding doors. Large double glazed window. Slimline electric radiator. TV aerial point. Telephone/internet point.

Bathroom Contemporary white suite comprising bath with mixer tap and shower attachment, glazed shower screen, basin with single lever mixer tap, wc with concealed cistern. Mirrored recess with deep shelf, wall cabinet, shaver point and pelmet lighting. Electrically heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Fully tiled walls. Tiled flooring.

OUTSIDE

Allocated Car Parking Space No 29

OUTGOINGS

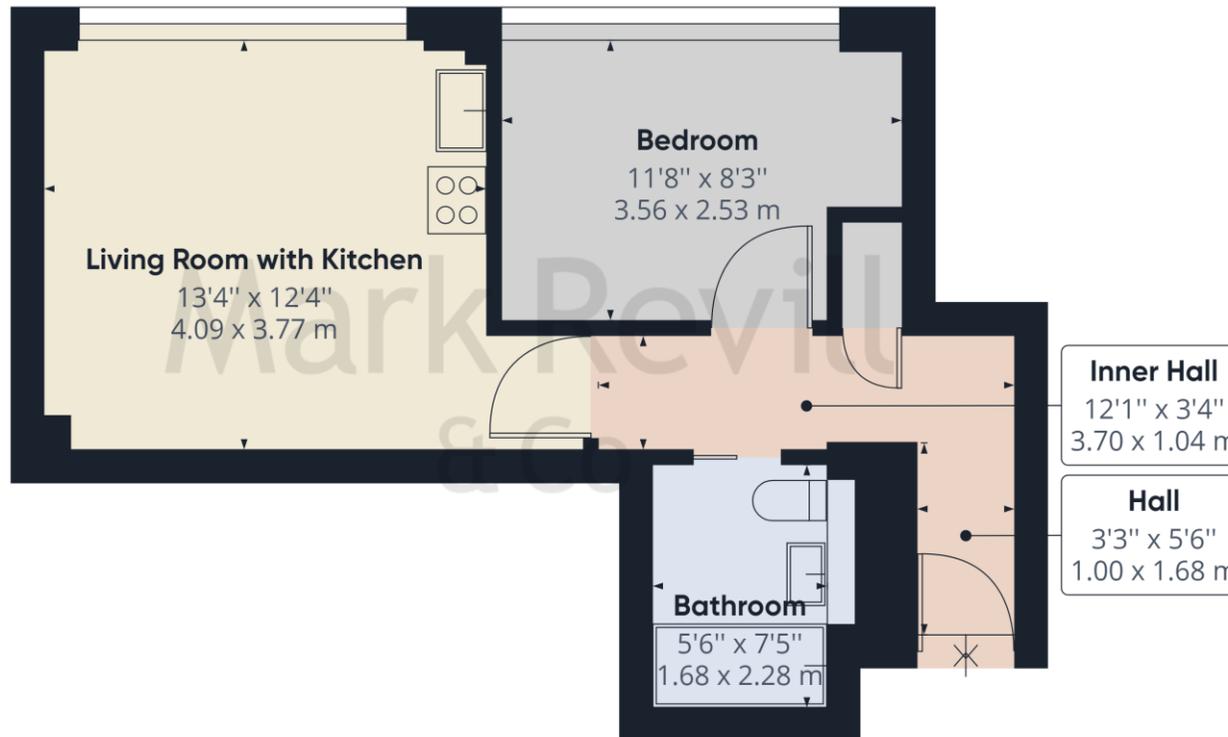
Ground Rent £350 per annum.

Service Charge £1,465.34 per annum.

Lease 994 years unexpired.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	73
(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	





Approximate total area⁽¹⁾
386.49 ft²
35.91 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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