



49 Highbank

Bolnore Village, Haywards Heath, RH16 4TT



Mark Reville & Co

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RH16 4TT

£275,000

This splendid first floor apartment forms part of an attractive purpose built block set in its own well kept grounds. The bright, spacious and extremely well presented accommodation enjoys attractive views to the rear and incorporates a fine open plan living room with fitted kitchen complete with oven and hob and has doors to a **Juliet balcony**, there are 2 double bedrooms with en suite shower room to the main bedroom and a further bathroom. The apartment has the benefit of gas central heating and double glazing, there is a **garage plus adjacent parking** and the block has a door entry phone system. The apartment is ideal for a first time buyer or a buy to let investor with a potential rental income of about £1,000 - £1,100 per calendar month (providing a gross yield of about 4%).

Situated on the south west edge of the town within walking distance of the village square with its local shops and the well regarded Bolnore Village Primary School. Haywards Heath offers a wide range of shops, an array of restaurants, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline station providing a fast and frequent service to central



London (Victoria/London Bridge 42-45 minutes). The A23 lies less than 5 miles to the west 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.

FIRST FLOOR APARMENT

Hall Built-in coats/storage cupboard. Built-in airing cupboard housing Baxi gas boiler. Door entry phone. Double glazed window. Radiator.

Open Plan Living Room and Kitchen

Living Room 13'9" x 13'1" (4.19m x 3.99m) Double glazed casement doors flanked by tall double glazed windows to **Juliet balcony**. Media plate with points for TV/FM and satellite. Telephone point. 2 radiators. Wide opening to:

Kitchen 12'7" x 6'4" (3.84m x 1.93m) Well fitted with attractive range of units comprising inset stainless steel bowl and a half sink, adjacent work surface, cupboards, drawers and appliance space with plumbing for washing machine under. Built-in brushed steel **electric oven**, **4 ring gas hob**, glass splashback and brushed steel extractor hood over, flanked by wall cupboards. Further wall cupboard. Space for upright fridge/freezer. Double glazed window. Wood effect vinyl flooring.

Bedroom 1 11'9" x 11'9" (3.58m x 3.58m) 2 built-in double wardrobes. Telephone point. Double glazed window. Radiator.

En Suite Shower Room Fully tiled glazed shower with bi-fold glazed door, wc with concealed cistern, pedestal basin with single lever mixer tap. Shaver point. Extractor fan. Radiator. Part tiled walls. Vinyl flooring.

Bedroom 2 10' x 9'4" (3.05m x 2.84m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, wc with concealed cistern, pedestal basin with single lever mixer tap. Shaver point. Extractor fan. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

OUTSIDE

Garage 20'2" x 8'11" (6.15m x 2.72m) Up and over door. Light and power points.

Adjacent Block Paved Parking Space Offering space for 2 cars.

Ample Visitors Parking

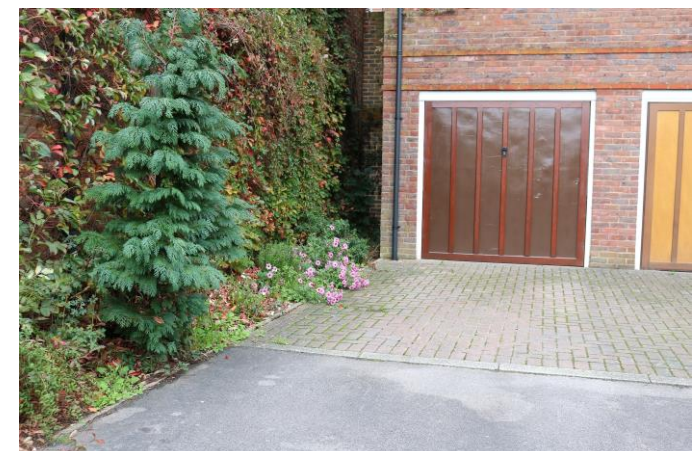
OUTGOINGS

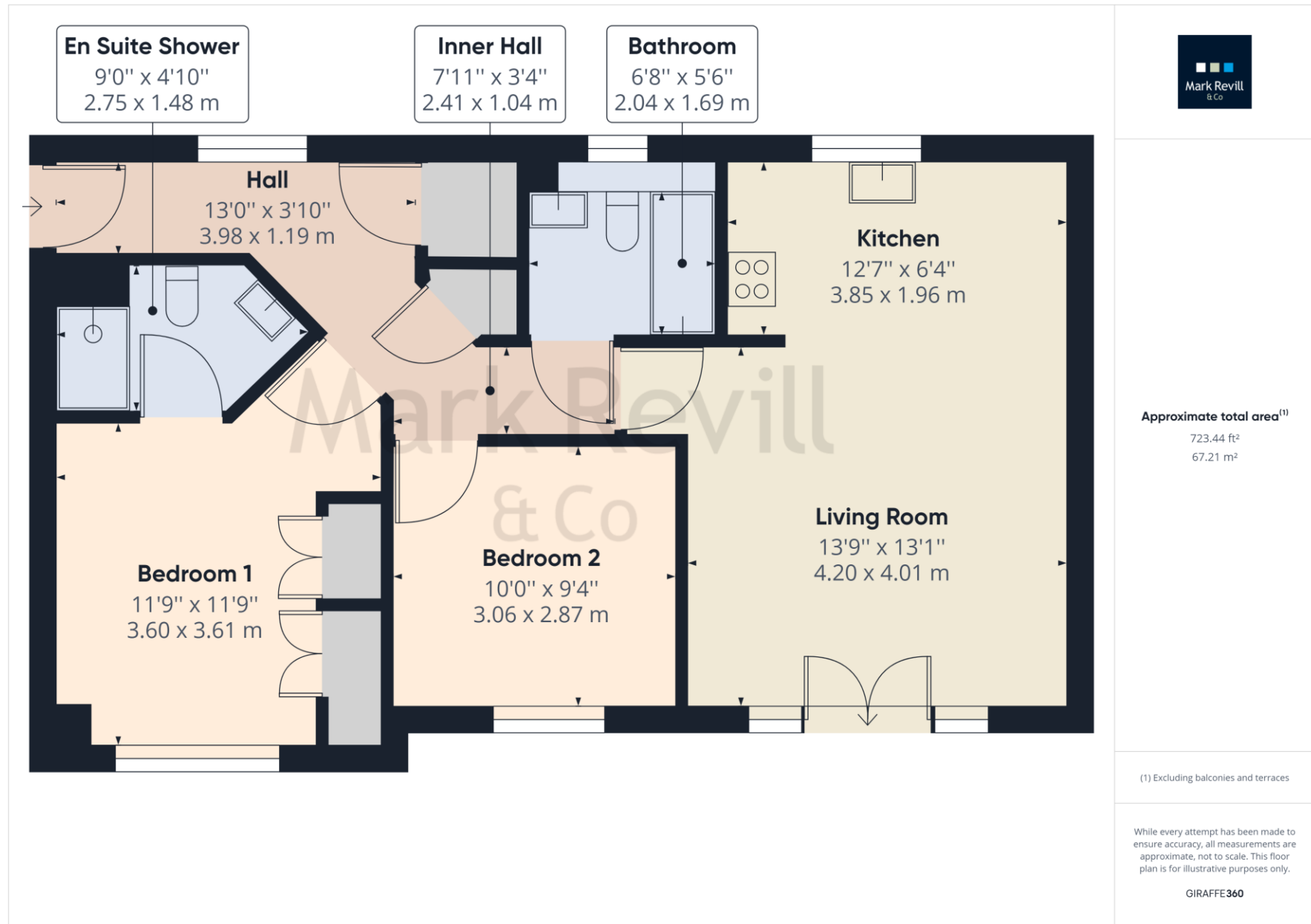
Ground Rent £150 per annum.

Maintenance £1,670 per annum (to be verified).

Lease 125 years from 1st January 2005 (to be verified).

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





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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