



11 Pinfold House

Great Heathmead, Haywards Heath, RH16 1FF



Mark Reville & Co

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Great Heathmead, Haywards Heath,
RH16 1FF

£255,000

This excellent first floor flat forms part of Great Heathmead, an exclusive gated development set in its own well tended grounds. This flat has the benefit of a balcony and a door entry intercom. The well planned and spacious accommodation comprises: a generous living/dining room, a modern fitted kitchen, 2 good size bedrooms and a family bathroom, all benefiting from gas fired central heating to radiators. Outside there is a garage in a nearby block and within the attractive communal grounds, there is a fitness room, a car wash facility and a barbeque area. 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 £1200 per calendar month (providing a gross yield of about 4.45%).

Great Heathmead is located just a short walk from Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are in the immediate vicinity whilst the town centre is close at hand offering a wide range of shops and there is an array of



restaurants within The Broadway. The A23 lies about 5 miles to the west of the town providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.5 miles to the south.

Communal entrance with entry phone system. Stairs to:

FIRST FLOOR FLAT

Entrance Hall Deep storage cupboard. Radiator.

Sitting/Dining Room 16'9" x 13'9" (5.11m x 4.19m) Attractive double aspect room. 2 radiators. TV aerial point. Sliding doors to:

Balcony Tiled flooring and wrought iron balustrade.

Kitchen/Breakfast Room 13'1" x 7'2" (3.99m x 2.18m) Well fitted with modern white units, roll edge worktops, base units comprising cupboards and drawers, breakfast bar, matching eye level wall cupboards, also wall cupboard housing Worcester gas fired boiler for domestic hot water and central heating. Plumbing for washing machine. Lamona brushed stainless steel **4 burner gas hob** with matching **oven** beneath, light and filter over. single drainer stainless steel sink unit with mixer tap. Space for upright fridge/freezer. Tiled splashbacks. Radiator.

Bedroom 1 13'2" x 9'1" (4.01m x 2.77m) 2 built-in double wardrobe cupboards with sliding doors. Radiator. Outlook to rear.

Bedroom 2 11'8" x 7'9" (3.56m x 2.36m) Radiator. Outlook to rear.

Bathroom Suite comprising panelled bath with glass shower screen, mixer tap, shower attachment, pedestal wash basin, low level wc. Deep shelved double storage cupboard with sliding doors. Extractor fan. Radiator. Fully tiled walls. Tiled flooring.

OUTSIDE

Single Garage No. 139. Located in adjacent block.

COMMUNAL FACILITIES

Communal Gardens With central water feature planted with a variety of established trees and shrubs. Various lawn areas, barbeque. Car wash facility. Within the grounds there is a separate fitness room (which is for the exclusive use of the residents) and beautifully tended mature grounds laid as lawns and borders also a communal barbecue area and car wash facility.

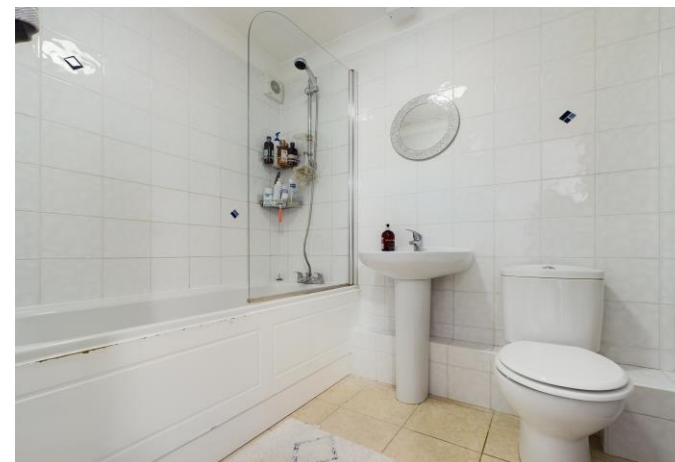
OUTGOINGS

Ground Rent £200 per annum.

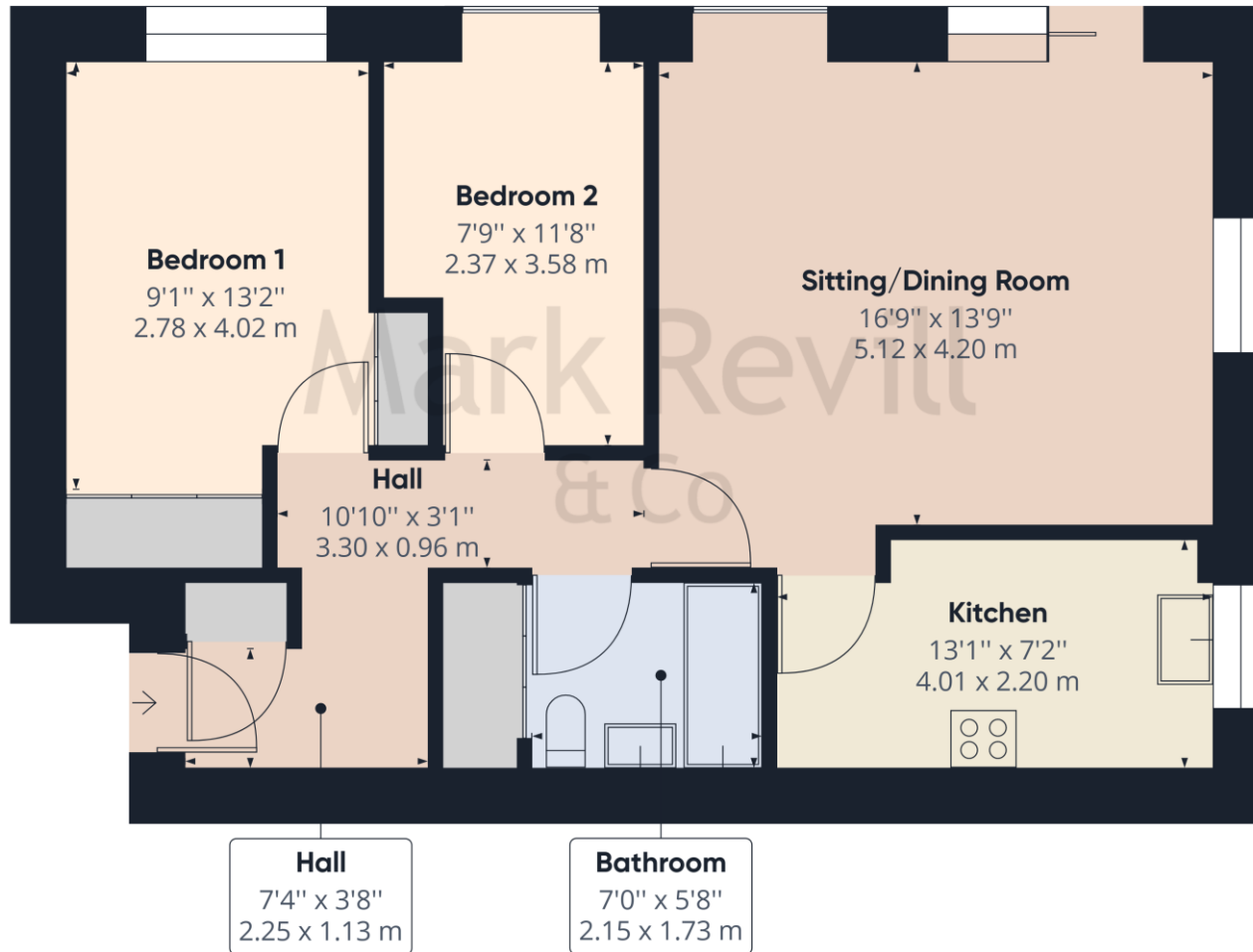
Service Charge £1,743.70 per annum.

Lease 150 years from September 1987.

Managing Agents Graves Son & Pilcher, Old Steine, Brighton, BN1 1HU. Telephone 01273 321123



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	



Approximate total area⁽¹⁾
701.01 ft²
65.13 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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