



**47 Jireh Court**  
Perrymount Road, Haywards Heath, RH16 3BH

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RH16 3BH

£230,000

This bright and spacious first floor flat forms part of a purpose built development built just over 60 years ago set in its own well kept grounds. The flat has the benefit of double glazed replacement windows throughout, cavity wall insulation and part night storage heating and enjoys far reaching views over the town towards Ashdown Forest. The well planned accommodation incorporates 2 double bedrooms, bath/utility room, a fine double aspect living room opening to a balcony and a kitchen with cooker and there is a **garage**. The property is ideal for a first time buyer, those wishing to downsize or a buy to let investor (potential rental income is approximately £900 per calendar month providing a gross yield of about 4%).

Jireh Court is situated in a central location just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Broadway with its array of restaurants and bars is close at hand as is the town centre with its wide range of shops, whilst Waitrose and Sainsbury's superstores and the Dolphin Leisure centre are all within the immediate vicinity. The A23 lies 5 miles



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 approximately 16 miles distant.

## FIRST FLOOR FLAT

**L Shaped Hall** Built-in shelved cupboard with trip switches and electric meter. Telephone point. Night storage heater.

**Living Room** 22'5" x 10'11" (6.83m x 3.33m) Double aspect with distant views to Ashdown Forest. TV aerial point. Electric radiator. Night storage heater. 2 double glazed windows. Double glazed door to:

**Balcony** Enjoying distant views.

**Kitchen** 9'8" x 6'11" (2.95m x 2.11m) Inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards and drawers under. Range of wall cupboards. **Electric cooker** with filtration hood over flanked by wall cupboards. Further base unit. Space for upright fridge/freezer. Double glazed window. Part tiled walls. Wood effect vinyl flooring.

**Bedroom 1** 11'8" x 9'10" (3.56m x 3.00m) Built-in airing cupboard housing cold water tank, pre-insulated hot water cylinder and slatted shelf. Built-in wardrobe. Telephone point. Double glazed window. Night storage heater.

**Bedroom 2** 11'8" x 9'1" (3.56m x 2.77m) Fitted double wardrobe, cupboard over. Built-in wardrobe. Telephone point. Double glazed window. Night storage heater.

**Bath/Utility Room** White suite comprising bath with mixer tap, independent shower over, inset basin with mixer tap, adjacent top, cupboard and washing machine under. Close coupled wc. Double glazed window. Fully tiled walls. Vinyl flooring.

## OUTSIDE

**Garage** No. 8. Plus visitors permit parking.

**Communal Gardens** Laid to well kept lawns. Pathway to rear gate giving access to Clair Park.

## OUTGOINGS

**Ground Rent** £5 per annum.

**Maintenance** £2,067.33 per annum.

**Lease** 999 years from 1961.

**Managing Agents** Parsons Son & Basley,  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(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<sup>(1)</sup>  
709.65 ft<sup>2</sup>  
65.93 m<sup>2</sup>

(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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