



**5 Woodvale Lane**  
Haywards Heath, RH16 3UQ

■ ■ ■ Mark Revill & Co

## 5 Woodvale Lane Haywards Heath, RH16 3UQ

Guide Price £200,000

This stylish ground floor purpose built flat features a balcony/sun terrace enjoying a lovely outlook over an open green and is within a few minutes' walk of Haywards Heath mainline station. The bright, spacious and well designed accommodation has the benefit of double glazing, gas central heating and an air circulation system and incorporates a fine open plan living room with doors to a balcony, a comprehensively fitted kitchen complete with appliances, double bedroom and a spacious bathroom. There is an allocated car parking space to the rear, the block has a door entry phone system and residents have the use of the well kept communal gardens plus bike/store room.

Situated in this convenient location on the eastern edge of Haywards Heath just a few minutes' walk of a local parade of shops and within easy reach of the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is close at hand offering a wide range of shops including The Broadway with its array of restaurants, the Dolphin Leisure centre, Sainsbury's and Waitrose superstores and the picturesque village of



Lindfield are also within easy reach. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north, the cosmopolitan of Brighton and the coast is 16.8 miles to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR FLAT

**Hall** Built-in airing/storage cupboard housing Titon air circulation system, slatted shelf. Radiator. Door entry phone.

**Living Room** 13'7" x 12'9" (4.14m x 3.89m) A fine room with large double glazed window and a pair of doors to balcony. Multi-media aerial point. 2 radiators.

**Balcony/Sun Terrace** With wrought iron balustrade. Outside light. Enjoying outlook over the communal gardens and open green opposite.

**Kitchen** 11'6" x 7'1" (3.51m x 2.16m) Comprehensively fitted with range of wood grain effect units with laminate work surfaces and upstands comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and **washing machine** beneath. Built-in brushed steel **electric oven**, brushed steel **4 ring gas hob**, brushed steel splashback and extractor hood over flanked by wall cupboards. Integrated tall **fridge** and **freezer**. Cupboard housing Potterton gas boiler. Extractor fan. Double glazed window. Radiator. Vinyl flooring.

**Bedroom** 11'2" x 10'8" (3.40m x 3.25m) TV/FM aerial point. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap, independent shower over, glazed screen, basin with single lever mixer tap, wc with concealed cistern, useful shelf with wall mirror over. Shaver point. Extractor fan. Heated ladder towel warmer/radiator. Double glazed window. Part tiled walls. Vinyl flooring.

## OUTSIDE

**Allocated Car Parking Space** No.5 Adjacent to the rear of the flat.

**Bike/Outside Store**

**Communal Gardens** Well maintained arranged as lawns, screened from the road by clipped hedges.

## OUTGOINGS

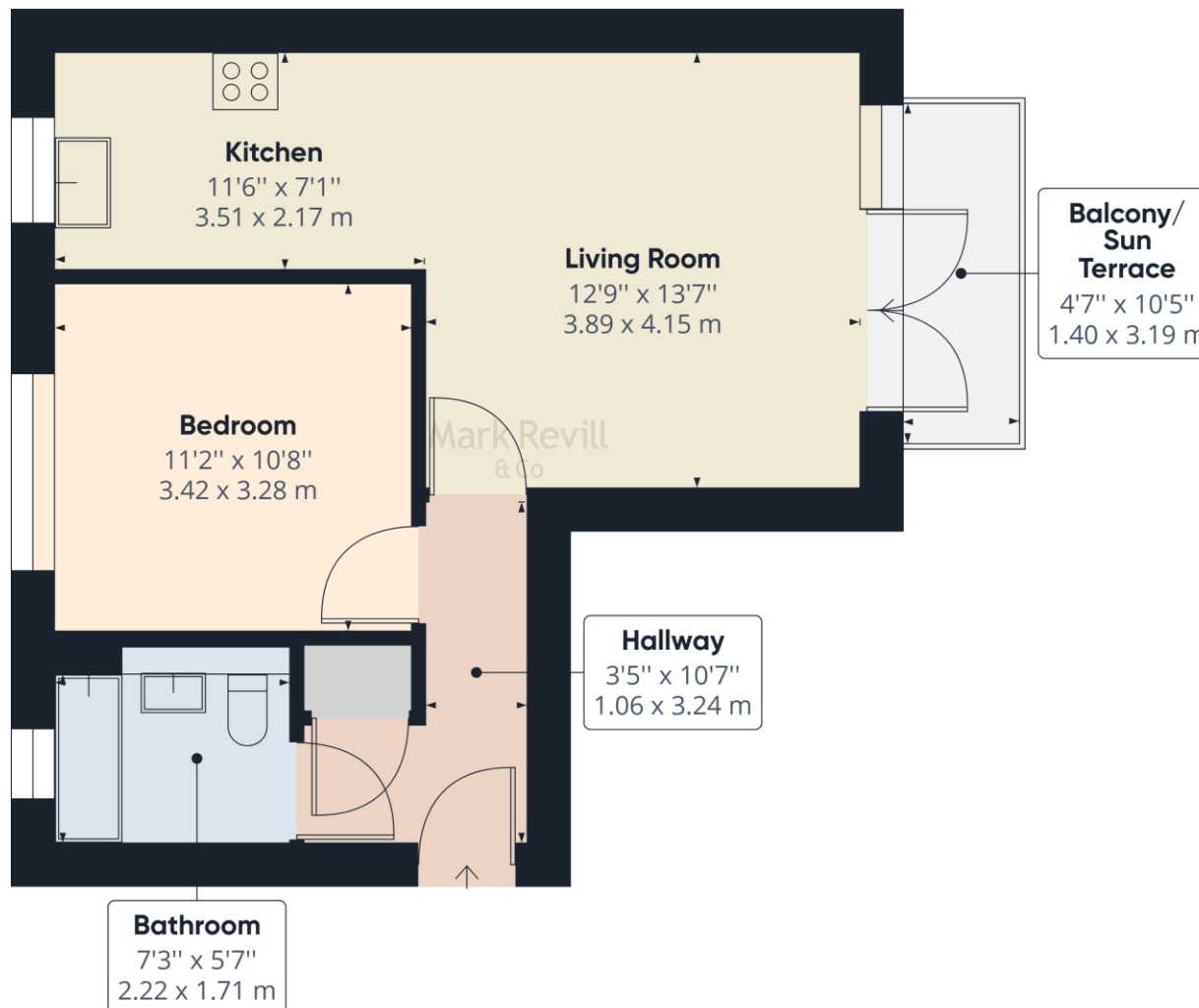
**Ground Floor** £200 per annum.

**Service Charge** Approximately £1,200 per annum.

**Lease** 125 years from 2013.

**Managing Agents** FirstPort Property Services, Marlborough House, Wigmore Lane, Luton, LU2 9EX. Telephone: 0333 321 4080





Approximate total area<sup>(1)</sup>

493.33 ft<sup>2</sup>  
45.83 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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