



25 Lexington Drive
Haywards Heath, RH16 3UN



Mark Revill & Co

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£250,000

This excellent top (second) floor purpose built apartment enjoys the benefit of a south facing balcony and is within walking distance of Haywards Heath mainline station, the town centre and the picturesque village of Lindfield. The bright, spacious and well designed accommodation has the benefit of double glazing, gas central heating and an air circulation system and incorporates a splendid open plan living room with comprehensively fitted kitchen complete with appliances, 2 good size bedrooms, en suite shower room to the main bedroom and a modern 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 well kept communal gardens plus a 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 with its wide range of shops including The Broadway with its array of restaurants, the Dolphin Leisure centre, Sainsbury's and Waitrose superstores. whilst the historic village of Lindfield with its



good local amenities is also close at hand. The A23 lies 5.7 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north, the cosmopolitan city of Brighton and the coast is just over 16 miles to the south whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

TOP FLOOR APARTMENT

L Shaped Hall Large built-in airing/storage cupboard housing Mega-flo unvented indirect hot water cylinder. Hatch to **loft space, ideal storage** area. Double glazed window. Radiator. Quality wood effect vinyl flooring.

Open Plan Living Room with Kitchen 22'5" x 12'4" (6.83m x 3.76m) Quality wood effect vinyl flooring.

Living Room Media plate with TV/FM aerial points. Double glazed doors to balcony.

Balcony With wrought iron balustrade. Wooden floor.

Kitchen Comprehensively fitted with an excellent range of high gloss fronted units with granite work surfaces and upstands complete with Zanussi appliances, comprising inset stainless steel sink with single lever mixer tap, adjacent L shaped worktop, cupboards, drawers and integrated **dishwasher** and **washing machine** under (installed in December 2023). Built-in brushed steel **electric oven, 4 ring gas hob**, brushed steel splashback and extractor hood over. Integrated **fridge** and **freezer**. Cupboard housing Potterton gas boiler. Range of wall cupboards. Extractor fan. Double glazed window. Ceiling downlighters.

Bedroom 1 16'9" x 8'5" (5.11m x 2.57m) Large fitted double wardrobe with floor to ceiling sliding doors. Telephone/internet point. TV/FM aerial points. Double glazed window. Radiator.

En Suite Shower Room White suite comprising fully tiled shower with bi-fold glazed doors, basin with single lever mixer tap, wc with concealed cistern. Large wall mirror and useful long shelf. Heated ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Quality wood effect vinyl flooring.

Bedroom 2 10'10" x 8'7" (3.30m x 2.62m) Telephone point. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, fitted shower rail and curtain, basin with single lever mixer tap, wc with concealed cistern. Heated ladder towel warmer/radiator. Wall mirror, useful shelf. Extractor fan. Double glazed window. Ceiling downlighters. Part tiled walls. Quality wood effect vinyl flooring.

OUTSIDE

Allocated Car Parking Space

Communal Gardens, Bike/Store Room

OUTGOINGS

Ground Rent £265 per annum.

Service Charge About £2,100 per annum.

Lease 125 years from 2013.

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	





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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