



68 Highbank
Haywards Heath, RH16 4TU

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£230,000

This excellent top (second) floor apartment forms part of an attractive purpose built block built about 17 years ago. The bright, spacious and well designed accommodation has the benefit of gas central heating and double glazing and incorporates a splendid open plan living room with fitted kitchen complete with oven and hob with doors to a Juliet balcony, there are 2 good size bedrooms, the main bedroom has a built-in wardrobe and a further Juliet balcony and a bathroom. There is an allocated car parking space at the front of the building and there is a door entry phone system. The apartment is ideal for a first time buyer, those wishing to downsize 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 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.

TOP FLOOR

Hall Built-in airing cupboard housing stainless steel hot water tank and slatted shelf. Good size built-in storage cupboard. Built-in corner storage cupboard. Door entry phone. 2 double glazed windows. Radiator. Wood effect laminate flooring.

Open Plan Living Room with Kitchen 19'6" x 15'5" (5.94m x 4.70m) Double aspect.

Living Room TV aerial point. 2 radiators. ceiling downlighters. Double glazed casement doors flanked by tall double glazed windows to **Juliet balcony**.

Kitchen Well fitted with attractive range of units with rose coloured fittings comprising inset stainless steel sink with mixer tap, extensive work surface extended to form breakfast bar. Plumbing for washing machine and dishwasher. Built-in brushed steel **electric oven, 4 ring gas hob**, decorative tiled splashback and extractor hood over flanked by wall cupboards. Further wall cupboard housing Worcester gas boiler. 2 double glazed windows. Part tiled walls. Tiled floor.

Note: The washing machine, dishwasher and fridge/freezer are available subject to negotiation.

Bedroom 1 13'2" x 12'4" (4.01m x 3.76m) Built-in double wardrobe. Double glazed casement doors flanked by tall double glazed windows to **Juliet balcony**. TV aerial point. Radiator.

Bedroom 2 10'9" x 9'3" (3.28m x 2.82m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, fully tiled surround, close coupled wc and pedestal basin with tiled splashback. Extractor fan. Double glazed window. Radiator. Vinyl flooring.

OUTSIDE

Allocated Car Parking Space No. 68. Located at the front of the building

OUTGOINGS

Ground Rent & Service Charge £73.69 per month.

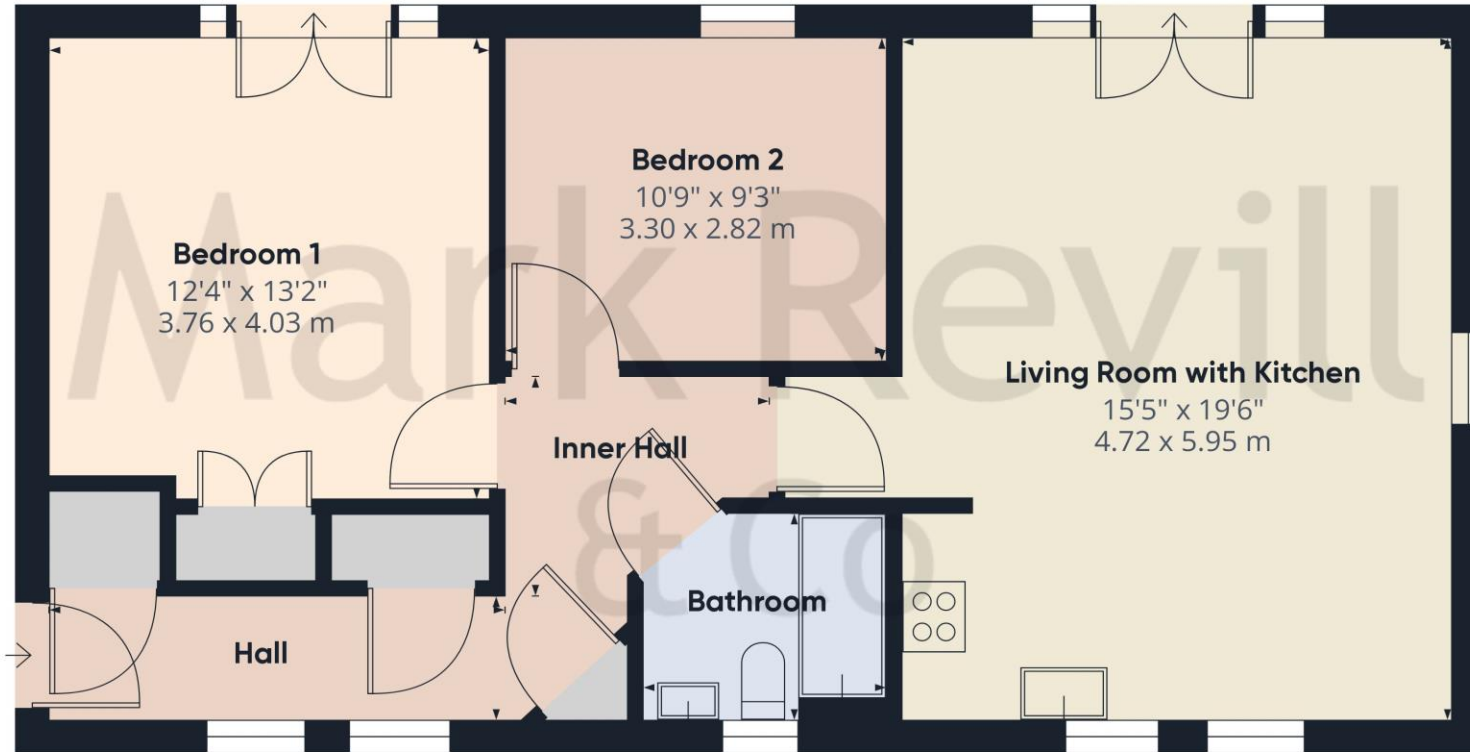
Lease 125 years from 2007.

Managing Agents Hyde Housing - 30 Park Street, London, SE1 9EQ. Telephone: 0345 606 1221



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(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 area⁰
754.5 ft²
70.1 m²

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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