



**19 Treveylan Place**  
Heath Road, Haywards Heath, RH16 3AZ



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£265,000

This excellent ground floor apartment enjoys direct access to a patio and the communal gardens and forms part of the exclusive Trevelyan Place, a gated development constructed about 25 years ago by Barratt Homes. The bright and well designed accommodation has the benefit of gas central heating and double glazing and features include a fine living room enjoying a westerly aspect with double glazed doors opening to the outside, an excellent fitted kitchen complete with appliances, 2 bedrooms, en suite shower room to the main bedroom and a further bathroom. There is an allocated car parking space adjacent to the block plus visitors parking and there is a security door entry intercom. The apartment is ideal for a first time buyer, those wishing to downsize or a buy to let investor with the potential rental income of approximately £1,000 per calendar month (providing a gross yield of approximately 4%).

Situated in this convenient central location lying between Heath Road and Church Road just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to the





mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Waitrose and Sainsbury's superstores are close at hand as is the Dolphin Leisure Centre, whilst the A23 lies about 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 14.3 miles to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR APARTMENT

**L Shaped Hall** Good size built-in storage cupboard housing Worcester gas combination boiler. Further built-in shelved storage cupboard. Trip switches. Wood effect laminate flooring.

**Living Room** 14'10" x 10' (4.52m x 3.05m) With double glazed casement doors to a patio and the communal gardens. Attractive moulded fireplace surround with tiled insert and hearth, fitted electric fire. TV and telephone/internet point. 2 radiators.

**Kitchen** 10'4" x 6'11" (3.15m x 2.11m) Comprehensively fitted with an attractive range of high gloss fronted units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent wood grain effect laminate work surfaces, cupboards, deep pan drawers, Hoover **washing machine** and integrated Neff **dishwasher** beneath. Fitted Neff **4 ring gas hob** with brushed steel extractor hood over. Built-in Beko **electric double oven**, drawers under, adjacent tall pull out larder unit. Integrated Miele tall **fridge/freezer**. Range of wall units including corner shelving and glazed cabinet with lighting. Worktop lighting. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Wood effect vinyl flooring.

**Bedroom 1** 10'9" x 9'6" (3.28m x 2.90m) Excellent range of fitted furniture comprising 2 double wardrobes, central chest of drawers with high level cupboard over. Double glazed window. Radiator.

**En Suite Shower Room** White suite comprising fully tiled shower with Mira fitment, bi-fold glazed door, basin, wc with concealed cistern, shelf over. Wall mirror, small strip light with shaver point over. Fitted wall cabinet with mirror doors. Extractor fan. Heated chromium ladder towel warmer/radiator. Fully tiled walls. Vinyl flooring.

**Bedroom 2** 11'5" x 8'2" (3.48m x 2.49m) Fitted double wardrobe. Desk/dressing table unit with shelved wall unit over. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, glazed shower screen, close coupled wc, inset basin with adjacent top, cupboards, shelving and radiator beneath. Wall mirror with small strip light and shaver point over. Large mirror over bath. Extractor fan. Part tiled walls.

## OUTSIDE

**Allocated Car Space Plus Visitors Parking**

**Communal Gardens** Arranged as well tended lawns.

## OUTGOINGS

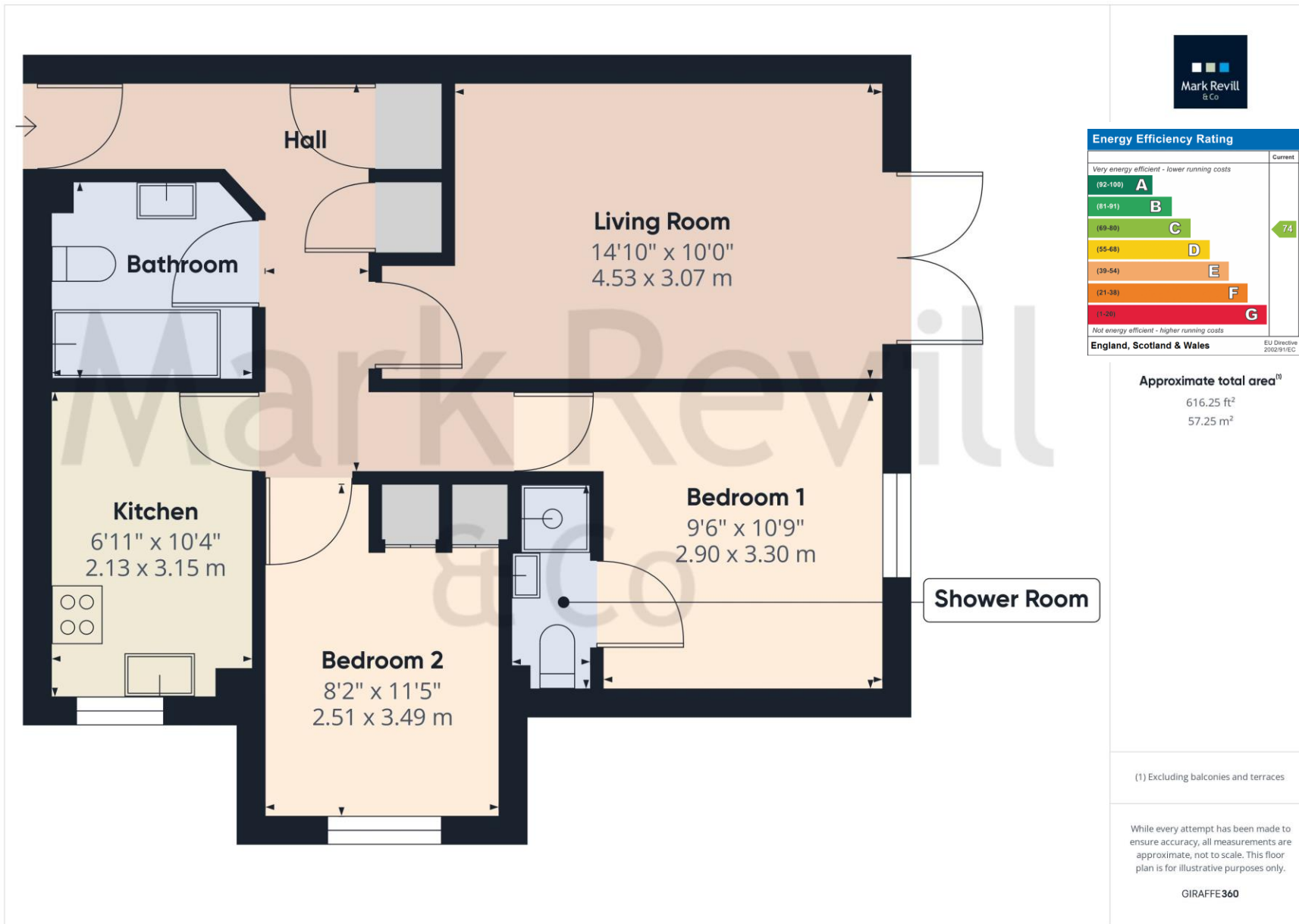
**Ground Rent** £328.48 per annum.

**Maintenance** £1,304 per annum.

**Lease** 125 years from 1999.

**Managing Agents** First Port Property Services, Marlborough House, Wigmore Place, Wigmore Lane, Luton, Bedfordshire, LU2 9EX. Tel: 01582 393701





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143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714  
haywardsheath@markrevill.com

