



45 Farriers Lea
Bolnore Village, Haywards Heath, RH16 4FS

45 Farriers Lea

Bolnore Village, Haywards Heath, RH16 4FS

£255,000

This excellent ground floor apartment forms part of an attractive purpose built block built about 15 years ago. The apartment enjoys a delightful wooded outlook and offers bright, spacious and extremely well presented accommodation. The apartment has the benefit of gas central heating and double glazing and incorporates a fine sitting/dining room with Juliet balcony, a comprehensively fitted kitchen complete with appliances, 2 good size bedrooms, en suite shower room to the main bedroom and a bathroom. There is an allocated car parking space to the rear and the block has 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 town within walking distance of the village square with its local shops and the 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, the cosmopolitan city of Brighton and the coast is a similar distance to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR FLAT

Spacious Hall Built-in slatted shelved airing cupboard housing Mega-flo hot water cylinder. Good size built-in coats/store cupboard. Door entry phone. Double glazed window. Radiator.

Sitting/Dining Room 15'4" x 12'8" (4.67m x 3.86m) Enjoying an outlook over a lawned area and the woodland beyond. TV aerial point. 2 radiators. Double glazed doors flanked by double glazed windows to:

Juliet Balcony

Kitchen 10'8" x 6'3" (3.25m x 1.91m) Comprehensively fitted with an attractive range of units with quartz effect laminate work surfaces comprising inset stainless-steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers and integrated **dishwasher** beneath. **Washing machine**. Integrated tall **fridge/freezer**. Built-in brushed steel **electric double oven**, **4 ring gas hob** with extractor hood over flanked by wall cupboard and glazed cabinet. Further range of wall cupboards one housing Potterton gas boiler Wall mounted central heating and hot water time control. Double glazed window. Floor mounted convector heater. Double glazed window. Ceiling downlighters. Part tiled walls. Vinyl flooring.

Bedroom 1 11'8" x 8'8" (3.56m x 2.64m) Built-in double wardrobe. Double glazed window. Radiator.

En Suite Shower Room White suite comprising fully tiled glazed shower, pedestal basin with mixer tap, close coupled wc. Shaver point. Extractor fan. Radiator. Ceiling downlighters. Half tiled walls.

Bedroom 2 11'8" x 7'4" (3.56m x 2.24m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, close coupled wc and pedestal basin with mixer tap. Shaver point. Extractor fan. Double glazed window. Radiator. Ceiling downlighters. Half tiled walls.

OUTSIDE

Allocated Car Parking Space No. 45.

OUTGOINGS

Ground Rent £75 per annum.

Service Charge £1,776 per annum.

Lease 999 years from 1st January 2003.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(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 area⁽¹⁾
622.65 ft²
57.85 m²

(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.

GIRAFFE360

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com



Mark Revill & Co