



Flat 9, Fenway House
Boston Road, Haywards Heath, RH16 3PX



Mark Revall & Co

Flat 9, Fenway House

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£250,000

This extremely spacious first floor flat is situated in a popular convenient location just a short walk to local shops and within easy reach of Haywards Heath town centre and mainline station. The bright and well designed accommodation has the benefit of electric heating with radiators, double glazing and an air circulation system. The flat 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 front, bike storage area and the block has a door entry phone system. This excellent flat 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 - £1,100 per calendar month (providing a gross yield of about 4.5%).

Situated in this convenient location on the eastern edge of Haywards Heath just a short walk to 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 also within easy reach with its wide range of



shops including The Broadway with its array of restaurants, the Dolphin Leisure centre, Sainsbury's and Waitrose superstores. The historic village of Lindfield is also close at hand and 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 an easy drive offering a beautiful natural venue for countryside walking.

FIRST FLOOR FLAT

Spacious L Shaped Hall Large built-in cupboard housing electric boiler supplying central heating and hot water with Economy 7 meter. Further deep built-in cupboard housing air re-circulating unit.

Splendid Open Plan Living Room with Kitchen 19'10" x 15'11" (6.06m x 4.86m) A fine double aspect room.

Living Room TV aerial point. 2 tall double glazed windows. 2 radiators. Amtico wood effect flooring.

Kitchen Comprehensively fitted with attractive range of white fronted units comprising inset stainless steel bowl and a half sink with mixer tap, extensive wood effect laminate work surfaces incorporating peninsula unit, cupboards, drawers and appliance space with plumbing for washing machine and dishwasher beneath. Built-in brushed steel **electric oven, 4 ring halogen hob**, brushed steel splashback and extractor hood over flanked by wall cupboards. Space for upright fridge/freezer. Built-in shelved larder with power point. Double glazed window. Amtico wood effect flooring.

Bedroom 1 12'10" x 10'5" (3.94m x 3.19m) Fitted double wardrobe with floor to ceiling sliding mirror doors. Tall double glazed window. Radiator. Amtico wood effect flooring.

En Suite Shower Room Fully tiled shower with Triton fitment, bi-fold glazed doors, pedestal basin with tiled splashback, low level wc with concealed cistern. Useful shelf. Shaver point. Extractor fan. Amtico wood effect flooring.

Bedroom 2 11'5" x 11'2" (3.50m x 3.42m) Fitted double wardrobe with floor to ceiling sliding mirror doors. Tall double glazed window. Radiator. Amtico wood effect flooring.

Bathroom White suite comprising bath with mixer tap and shower attachment, tiled surround, pedestal basin with tiled splashback, low level wc with concealed cistern, shelf over. Shaver point. Extractor fan. Radiator. Amtico wood effect flooring.

OUTSIDE

Allocated Car Parking Space

OUTGOINGS

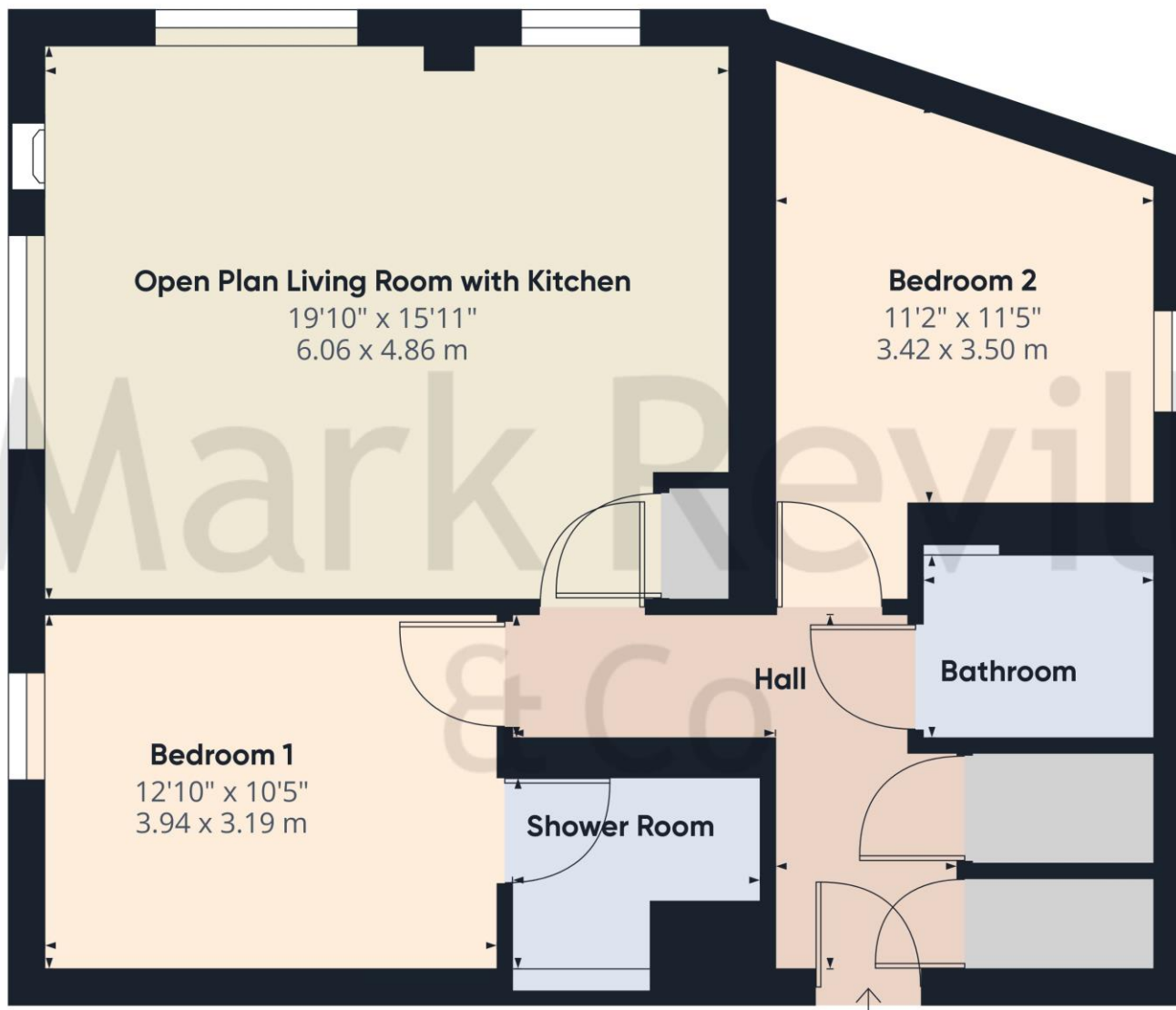
Service Charge £157.44 per calendar month.

Lease 125 years from 2011.

Managing Agents Trinity Estates, Vantage Point, 23 Mark Road, Hemel Hempstead, Herts. Telephone: 0345 345 1584

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(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⁾

777.88 ft²

72.27 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.

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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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