



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



**Mark Revall & Co**

## Flat 9, Fenway House

Boston Road, Haywards Heath, RH16 3PX

£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**

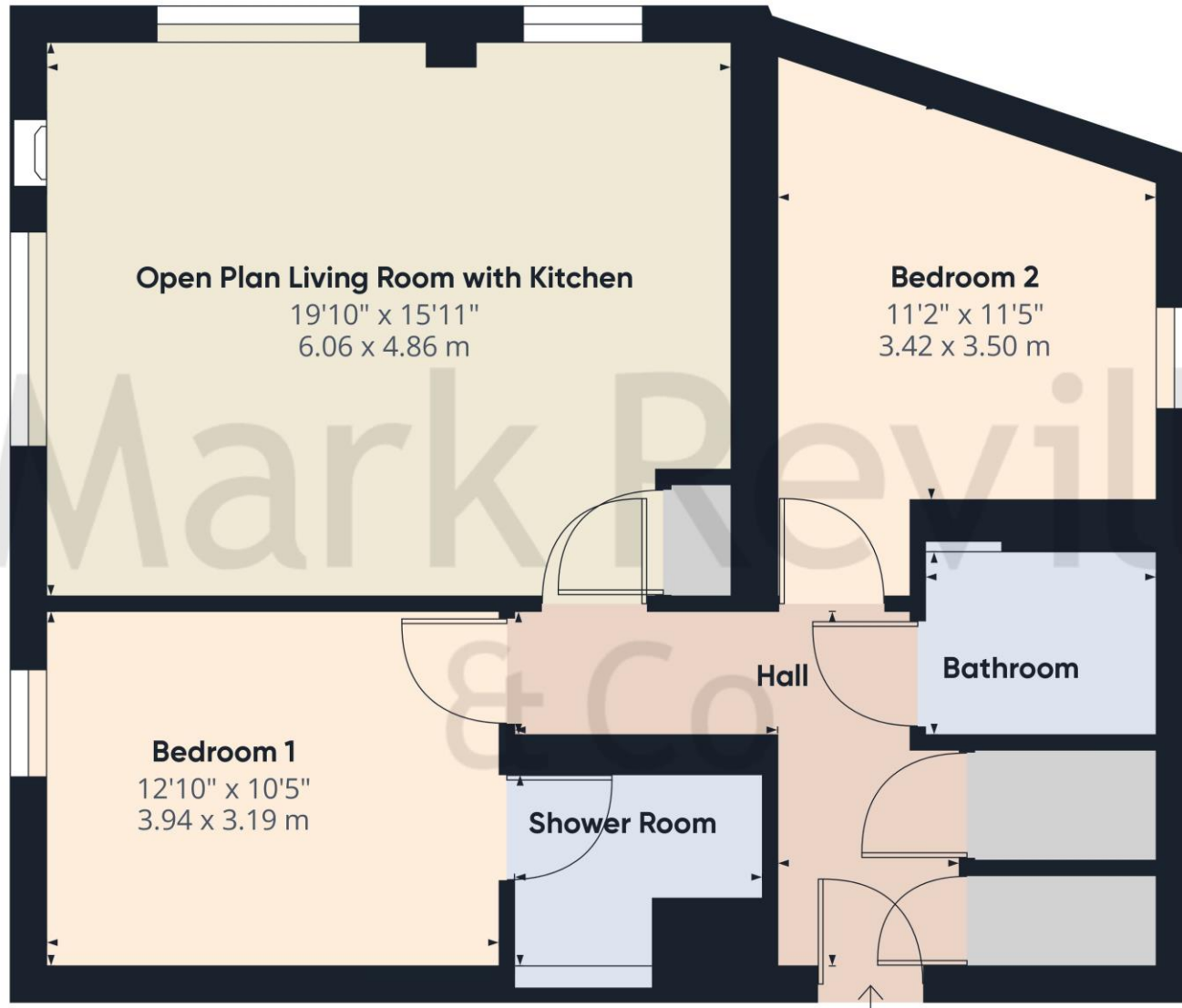
## OUTGOINGS

**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





**Approximate total area<sup>(1)</sup>**

777.88 ft<sup>2</sup>

72.27 m<sup>2</sup>

(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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