



Flat 3, Gladepoint
Heath Road, Haywards Heath, RH16 3AE

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Guide Price £190,000 Leasehold

This delightful 1 bedroom first floor flat is part of the sought after purpose built development Gladepoint. The property features a large living room with feature bay window, a separate kitchen, double bedroom and half tiled shower room. The property has the benefit of double glazed windows, electric panelled radiators/storage heaters and an allocated parking space plus visitors permit. The property is situated in a block of just 4 flats split over two floors all accessed via the communal entrance which is well maintained and serviced by a telephone entry system.

The flat is ideal for a first time buyer or a buy to let investor with a potential rental income of approximately £850-875 per calendar month (providing a gross field of about 4.3%).

Situated in this popular tucked away yet central location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 4.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

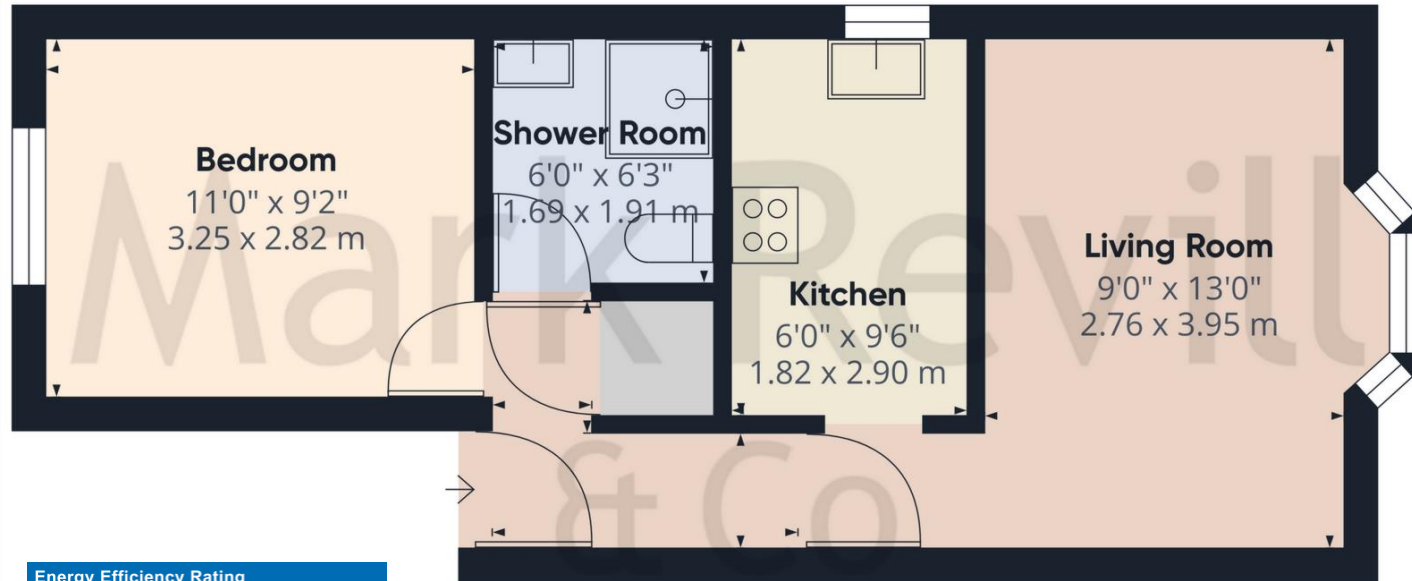
Maintenance: £1,233.52 per annum plus currently £200 every 6 months as contingency.

Lease: 215 years from 1993

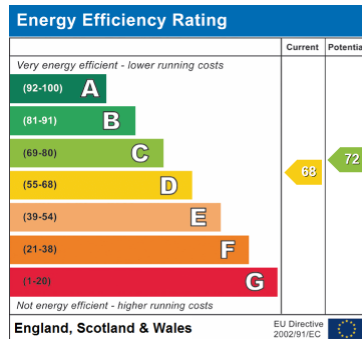
Managing Agents: Ellmans 01273 732 066 or 01273 737241
Email: eh@ellmans.co.uk







Approximate total area⁽¹⁾
368.99 ft²
34.28 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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