



24 Funnell Drive
Haywards Heath, RH17 7DF

 **Mark Reville & Co**

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Guide Price £325,000 Leasehold

An impressive 2 bedroom coach house style first floor apartment presenting an exceptional opportunity for professionals and families seeking a harmonious blend of comfort and convenience. This well-appointed home boasts a spacious interior, thoughtfully designed to accommodate modern living. Key features include a generous living/dining area opening into a contemporary fully fitted kitchen with fitted appliances, first floor split landing, 2 well proportioned bedrooms and white suite bathroom. Other benefits include gas central heating, uPVC double glazing, clean and neutral deco with ample natural light throughout. Private driveway and integral garage with power. Viewing recommended.

Families will appreciate the proximity to several reputable schools; St Wilfrid's C of E Primary School is just 0.4 miles away, while Northlands Wood Primary Academy and St Joseph's Catholic Primary School are within 0.7 miles, both rated 'Good' by Ofsted. For secondary education, Oathall Community College is located 1.2 miles from the property and holds a 'Good' rating. Residents enjoy convenient access to local shops and services. A Co-Operative supermarket and Sainsbury's Local are both within 0.4 miles and the nearby Princess Royal Hospital, located 0.24 miles away, provides comprehensive healthcare services. For leisure and recreation, Victoria Park and Beech Hurst Gardens offer green spaces for outdoor activities, while the Dolphin Leisure Centre provides fitness facilities. The property is well connected by both road and rail. Haywards Heath railway station, situated approximately 1.28 miles from the property, offers regular services to London Victoria, Brighton and other destinations, making commuting straightforward. The A272 bypass, runs south of the town, connecting to the A23 and M23, facilitating easy road travel to London and the south coast.

Service Charge: £642.28 per annum
Lease: 99 years from 2016

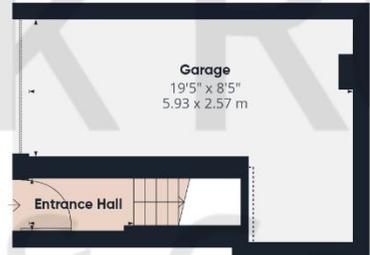




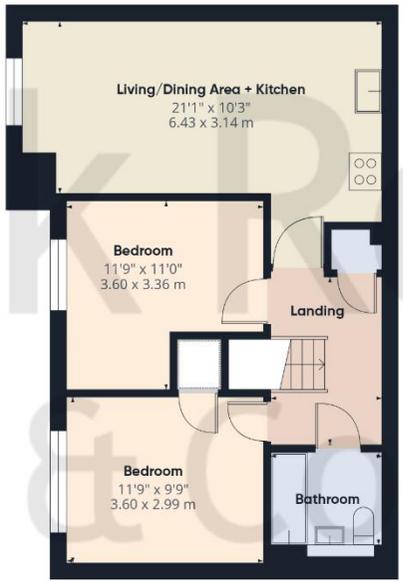


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		95
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 808 ft²
 75 m²

Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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

