



18 Trevelyan Place
Heath Road, Haywards Heath, RH16 3AZ

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Guide Price £260,000 Leasehold

An excellent opportunity to acquire this well appointed two bedroom ground floor apartment, situated within a highly regarded gated development and offered to the market with no onward chain. The accommodation comprises: a welcoming entrance hall leading to a spacious living room, featuring French doors that open onto a private patio area, providing direct access to and with pleasant views over the communal gardens. The kitchen is fitted with a range of units and breakfast bar. The main bedroom benefits from built-in storage and en suite shower room, while the second bedroom is served by a separate family bathroom. Additional features include an allocated parking space, secure entry system and attractively maintained communal areas. This property represents an ideal opportunity for first time buyers and investors alike, offering a combination of comfort, privacy, and convenience.

Situated in this convenient central location lying between Heath Road and Church Road just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Waitrose and Sainsbury's superstores are close at hand as is the Dolphin Leisure Centre, whilst the A23 lies about 5 miles west of the town providing a direct route to the motorway network. Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the coast is 14.3 miles to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

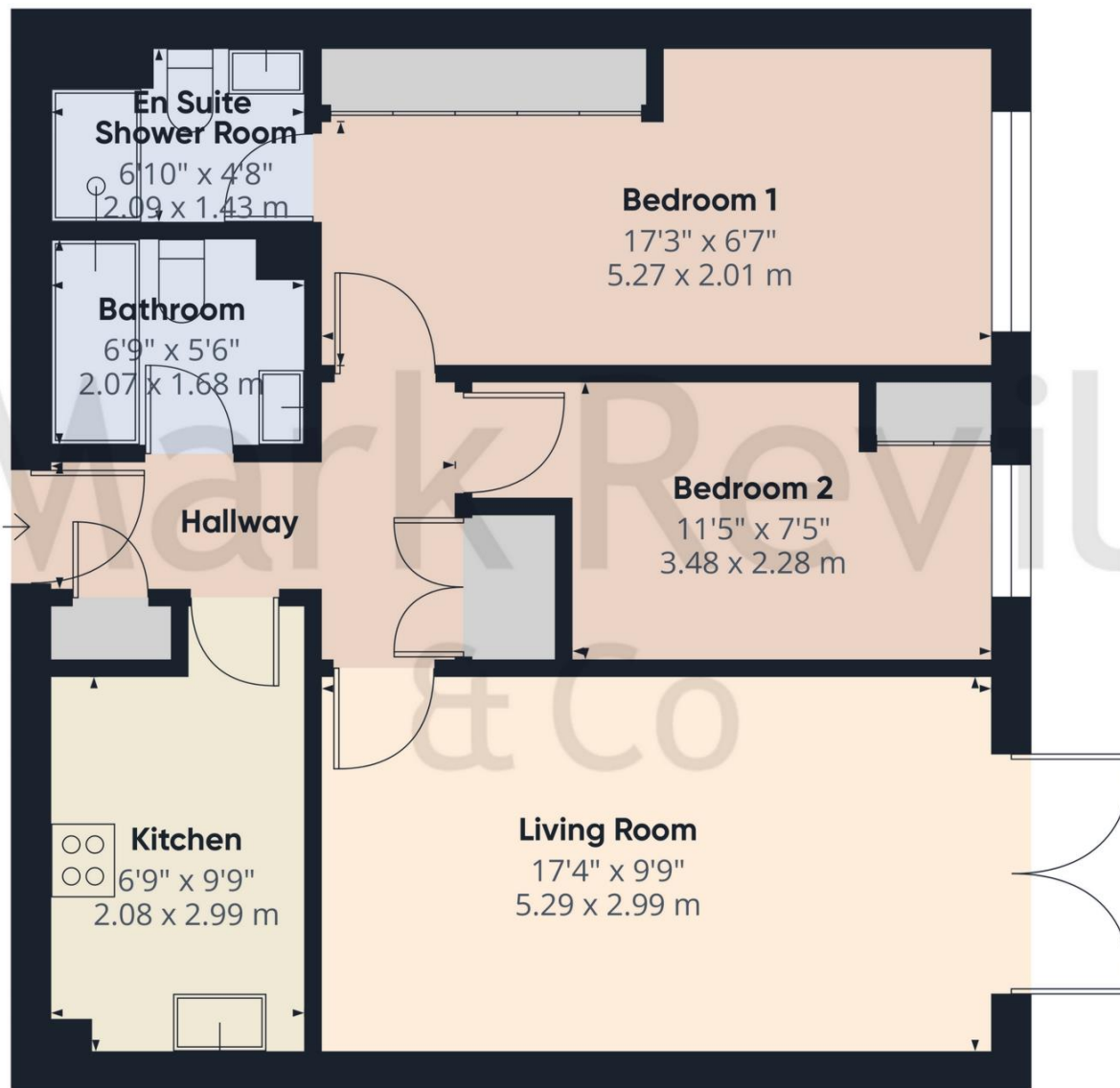
Lease: 99 years remaining.

Maintenance: £1,648.08 per annum.

Ground Rent: £323.48 per annum.







Approximate total area⁽¹⁾

618 ft²

57.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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