



16 The Pines
Haywards Heath, RH16 3TX

■ ■ ■ Mark Reville & Co

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Guide Price £225,000 Leasehold

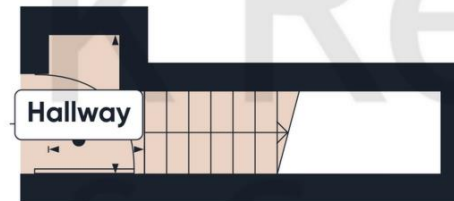
A delightful one bedroom maisonette offering bright, well presented accommodation throughout, benefiting from double glazing. This attractive property features a spacious bedroom with deep storage cupboard, a bathroom fitted with a modern white suite, and a generously sized sitting/dining room with gas heater, that opens into a contemporary kitchen with a range of matching wall and base units, drawers, and work surfaces. Further benefits include neutral décor throughout, access to loft storage space, a small and select residential cul-de-sac setting. Externally, the property offers driveway parking for one vehicle to the front, together with a small area of side garden. An additional visitors parking space is situated adjacent to the driveway. Ideal first time purchase/investment buy. An internal inspection is highly recommended to fully appreciate this charming home. No onward chain.

The property is situated towards the end of The Pines, a small cul-de-sac lying immediately off Cedar Way just a short walk to the well-regarded Northlands Wood Primary School, Tesco's Express, chemist and doctors' surgery. Princess Royal Hospital is close at hand and Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants, a modern leisure Centre, Sainsbury's and Waitrose superstores and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened bypass, Gatwick Airport is 14.6 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

Ground Rent: Peppercorn
Service Charge: To be advised
Lease: Extended to 2173





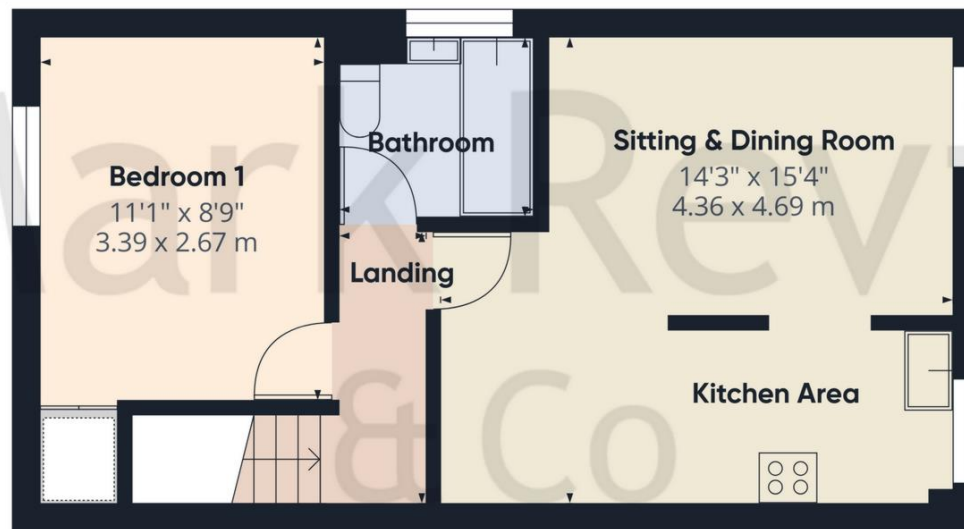


Ground Floor

Approximate total area⁽¹⁾

397 ft²

36.9 m²



Floor 1



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(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	

(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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