



11Bowden Way
Haywards Heath, RH16 4UA

■ ■ ■ Mark Reville & Co

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Guide Price £275,000 Leasehold

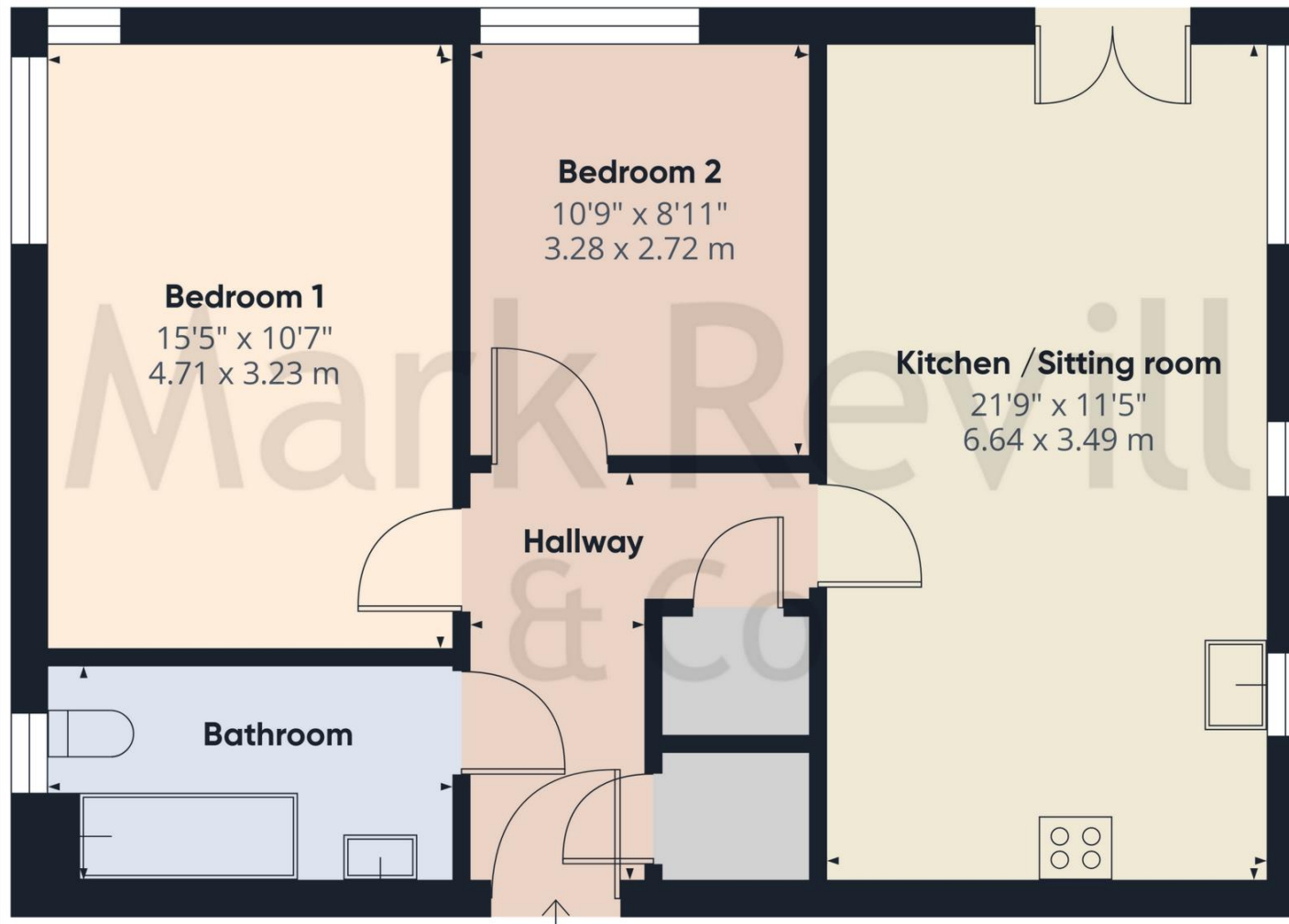
An impressive two bedroom first floor purpose built apartment being well presented throughout offering bright, well designed and contemporary interior. The property has the benefit of gas central heating and double glazing, neutral deco throughout secure block with entry phone system, spacious entrance hall, sitting room with open plan kitchen with dining room comprehensively fitted with built-in appliances including oven and hob. There are 2 bedrooms well proportioned bedrooms, a modern bathroom with white suite including bath with shower over. Residents parking, quiet residential area away from main roads. Internal inspection highly recommended.

Situated in this 'tucked away' location at the end of a cul-de-sac on the south east edge of Haywards Heath close to Princess Royal Hospital and within walking distance of a Sainsbury's Local. Haywards Heath town centre is about 1.2 miles distant offering a wide range of shops, an array of restaurants in The Broadway, several parks, a Waitrose and Sainsbury's superstore, modern leisure complex and a mainline station providing a fast and frequent services to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the A23 lies just 6 miles to the west via the recently opened bypass offering a direct route to the motorway network. Gatwick Airport is 15.2 miles to the north and the cosmopolitan city of Brighton and the coast is 13.7 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

Service Charge: £1,455 per annum
Sinking Fund: £200 per annum
Lease: 125 years from 2011







Approximate total area⁽¹⁾

673 ft²

62.5 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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