



## 8 Eliot House

Haywards Road, Haywards Heath, RH16 4HX

 Mark Revill & Co

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**Guide Price £165,000 Leasehold**

A spacious and well presented converted second floor one bedroom flat, ideally situated in an established residential road close to Ashenground Wood and South Road. Upon entering, the property offers a welcoming entrance hall leading to a generously proportioned living room, with ample space for both comfortable seating and a dining table, together with an attractive outlook. The modern fitted kitchen benefits from a window overlooking Haywards Road, while the bathroom is fitted with a shower over the bath. The good sized double bedroom features a bay window and built-in storage, providing excellent practicality and a pleasant sense of space. Externally, the property benefits from an allocated parking space, additional visitor parking and access to a communal garden. Further features include double glazed windows and gas central heating. We believe this property would make an ideal first-time purchase or an attractive buy-to-let investment.

The apartment enjoys a highly regarded and well-established setting, just a short level walk from Haywards Heath town centre with its excellent range of shops, cafés, and restaurants, particularly along The Broadway. Ashenground Woods and Victoria Park are close by, offering attractive outdoor spaces including walking routes and tennis courts. Haywards Heath mainline station is also within easy reach, providing fast and frequent services to London (Victoria/London Bridge approximately 42-45 minutes). The area is well served by reputable schools for all age groups and offers a modern leisure centre plus both Waitrose and Sainsbury's superstores. Excellent road links include the A23 approximately 5 miles west, giving swift access to the motorway network; Gatwick Airport lies around 14.5 miles to the north, while Brighton and the south coast are a similar distance to the south. The South Downs National Park and Ashdown Forest are also within easy driving distance.

Ground Rent: - To be Verified

Service Charge: £1,400 per annum (to be verified)

Lease: - To be verified

Managing Agents: Jonathan Rolls 01273 684997







**Approximate total area<sup>(1)</sup>**

499 ft<sup>2</sup>  
46.3 m<sup>2</sup>

**Reduced headroom**

18 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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