



**15 Trevelyan Place**  
Heath Road, Haywards Heath, West Sussex. RH16 3AZ



**Mark Revill & Co**

## 15 Trevelyan Place

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£235,000

This excellent top (second) floor apartment forms part of the exclusive Trevelyan Place development constructed in 2000 by the well-known builders Barratt Homes. The apartment has the benefit of gas fired central heating and double glazed windows throughout and features some quality solid wood flooring. The bright and well designed accommodation includes 2 double bedrooms, en suite shower room to the main bedroom, a fine living room, fitted kitchen complete with appliances and a modern bathroom. Trevelyan Place has a door entry phone system, a gated main entrance and there is an allocated car space plus visitors parking. The potential rental income is approximately £850 per calendar month (providing a gross yield of approximately 4.4%).

Situated in this excellent central location lying between Heath Road and Church Road just a short walk to the town centre which offers a wide range of shops, The Broadway with its array of restaurants and the mainline railway station providing fast and frequent services to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand 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.

**Main Entrance** Communal entrance with door entry intercom system. Door to hallway to:

### TOP FLOOR APARTMENT

**Entrance Hall** Built-in cupboard housing gas fired combination boiler for central heating and hot water. Hatch to useful loft storage space. Built-in coats/storage cupboard. Telephone point. Radiator. Solid wood flooring.

**Living Room** 19'2" x 11' (5.84m x 3.35m) Solid wood flooring to the dining area. TV aerial point. Telephone point. Double glazed window. 2 radiators. Ceiling downlighters.

**Kitchen** 8'7" x 7' (2.62m x 2.13m) Comprehensively fitted with quality range of units comprising inset modern sink unit with mixer tap, adjacent worktop, cupboards, drawers and plumbing for washing machine beneath. Built-in **electric oven, 4 ring gas hob** with filter hood over. Range of wall cupboards. Integrated **fridge** and **freezer**. Worktop lighting. Double glazed window. Radiator. Ceiling downlighters. Tiled flooring and part tiled walls.

**Bedroom 1** 11'8" plus door recess x 10'3" (3.56m x 3.12m) Telephone point. TV aerial point. Double glazed window. Radiator. Ceiling downlighters.

**En Suite Shower Room** Fully tiled shower cubicle with Aqualisa power shower fitment, low level wc, vanity unit with inset wash hand basin, cupboard under and tiled splashback. Wall strip light/shaver point. Extractor fan. Radiator.

**Bedroom 2** 10'4" x 9'3" (3.15m x 2.82m) Built-in wardrobe. Double glazed window. Radiator. Ceiling downlighters.

**Bathroom** White suite comprising panelled bath with mixer tap and shower attachment, fully tiled surround, low level wc, vanity unit with inset wash hand basin, cupboard under and tiled splashback. Extractor fan. Radiator.

### OUTSIDE

**Allocated Parking Space** Number 15. Located immediately at the front of the block. Plus visitors parking within the development.

### OUTGOINGS

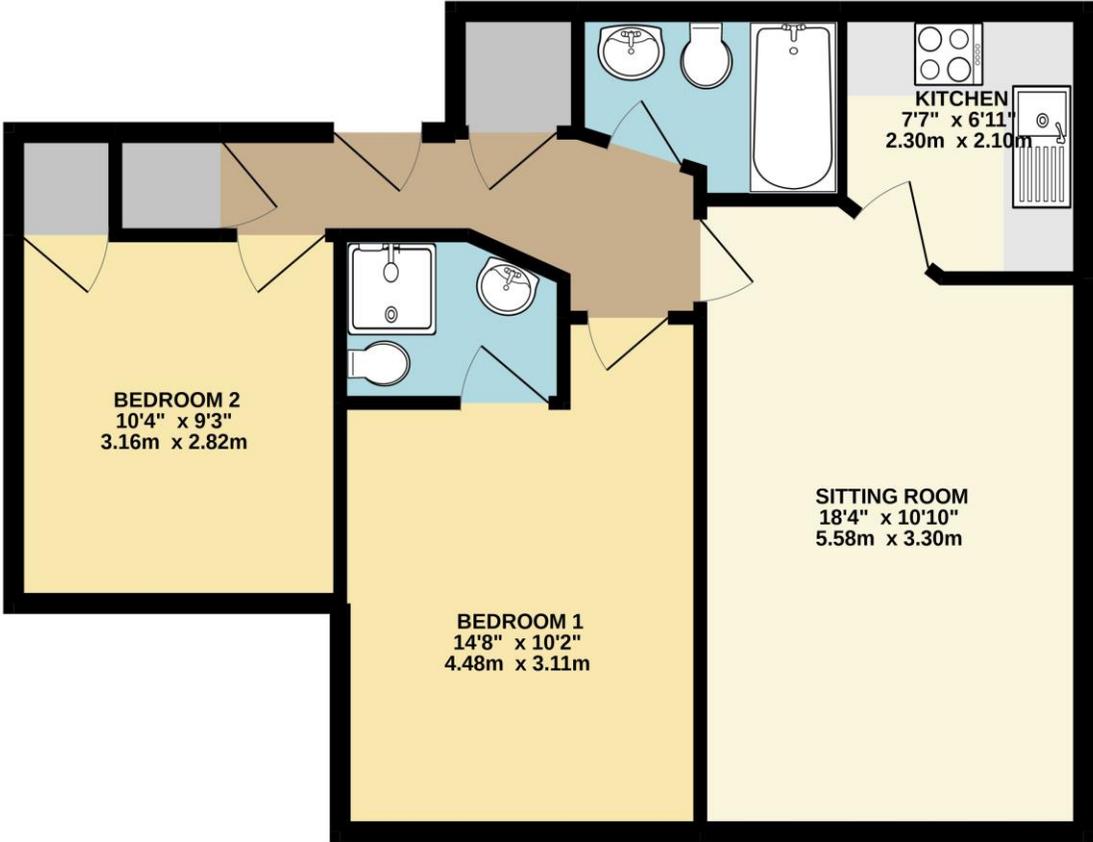
**Ground Rent** £150 per annum.

**Maintenance** To be verified.

**Lease** 125 years from 2000.



GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

