



## 42 Harlands House

Harlands Road, Haywards Heath, West Sussex. RH16 1LA



Mark Revall & Co

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West Sussex. RH16 1LA

**Guide Price £325,000**

This stunning penthouse apartment forms part of a well designed purpose built development constructed about 18 years ago. The bright, stylish and exceptionally spacious accommodation has the benefit of gas fired central heating and double glazing and features include an impressive double aspect open plan living room with fitted kitchen complete with appliances, there are 2 double bedrooms, en suite shower room to the main bedroom, spacious bathroom and the apartment enjoys 2 balconies. There is an allocated car parking space, the block has an automatic passenger lift and the development is protected by security entrance gates and a door entry phone system

Situated in this excellent central location just a few minutes walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are in the immediate vicinity whilst the town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and



bars. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just under 14 miles to the north and the cosmopolitan city of Brighton and the coast are about 15 miles distant. The South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

## PENTHOUSE APARTMENT

**Hall** 9'10" x 9'2" (3.00m x 2.79m) Good size built-in shelved storage cupboard. Built-in **airing/utility cupboard** with slatted shelf, wall mounted Worcester gas boiler and plumbing for washing machine. Hatch to useful **loft storage space**. Door entry phone. Telephone point. Radiator.

### Superb Open Plan Living/Dining Room with Kitchen

**Dining Area** 21'6" plus 4'2" bay (1.27m) x 13'8" (6.55m x 4.17m) narrowing to 9'1" (2.77m). Double aspect with feature double glazed bay window incorporating recessed balcony, further double glazed dormer window. Attractive fireplace with coal effect electric fire. TV/FM/Satellite aerial points. Telephone point. 2 radiators.

**Kitchen** 13' x 6'4" (3.96m x 1.93m) Fitted with attractive range of units comprising inset composite sink with mixer tap, adjacent extensive work surfaces, cupboards, drawers and appliance space under. Built-in AEG brushed steel **electric oven**, fitted AEG **induction hob** and concealed extractor hood over flanked by wall cupboards, integrated Blomberg tall **fridge/freezer**. Double glazed velux window. Part tiled walls. Vinyl flooring.

**Balcony** 8' x 4'9" (2.44m x 1.45m) Paved floor. Double glazed doors to Living Room and Bedroom 1.

**Bedroom 1** 13'7" x 12'10" (4.14m x 3.91m) plus 3'10" (1.17m) bay window. TV aerial point. 2 radiators. Double glazed dormer window. Double glazed door to balcony.

**En Suite Shower Room** Fully tiled glazed shower with extractor fan, basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Vinyl flooring.

**Bedroom 2** 16'8" plus wardrobe recess x 11'2" (5.08m x 3.40m) 2 fitted double wardrobes with cupboards over. Double glazed velux window. Radiator. Double glazed casement doors to

**Enclosed Balcony** 7' x 4' (2.13m x 1.22m)

**Bathroom** White suite comprising bath with mixer tap, independent shower over, bi-fold shower screen, fully tiled surround, inset basin with single lever mixer tap, tiled splashback, cupboard beneath, close coupled wc. Wall strip light/shaver point. Radiator. Vinyl flooring.

## OUTSIDE

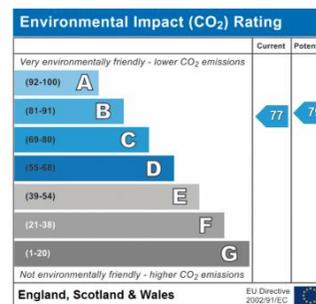
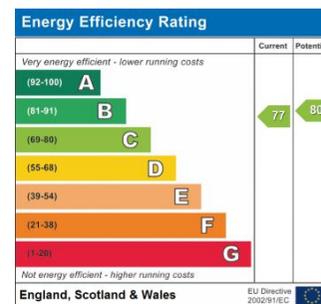
**Allocated Car Parking Space** No. 42.

## OUTGOINGS

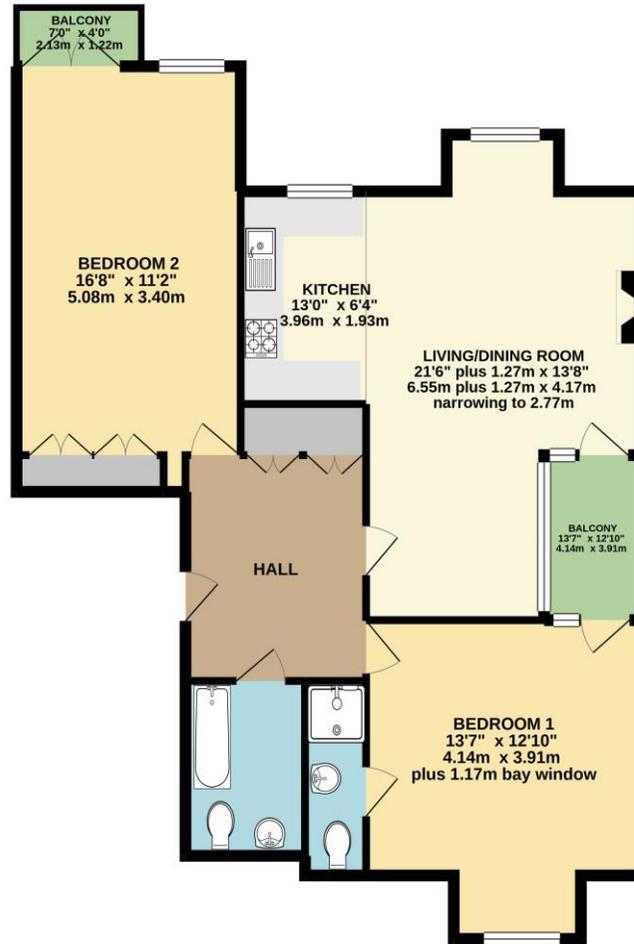
**Ground Rent** £195 per annum.

**Maintenance** About £1,700 per annum (to be verified).

**Lease** 125 years from 1st January 2002.



GROUND FLOOR  
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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