



5 Greenways
Haywards Heath, RH16 2DT



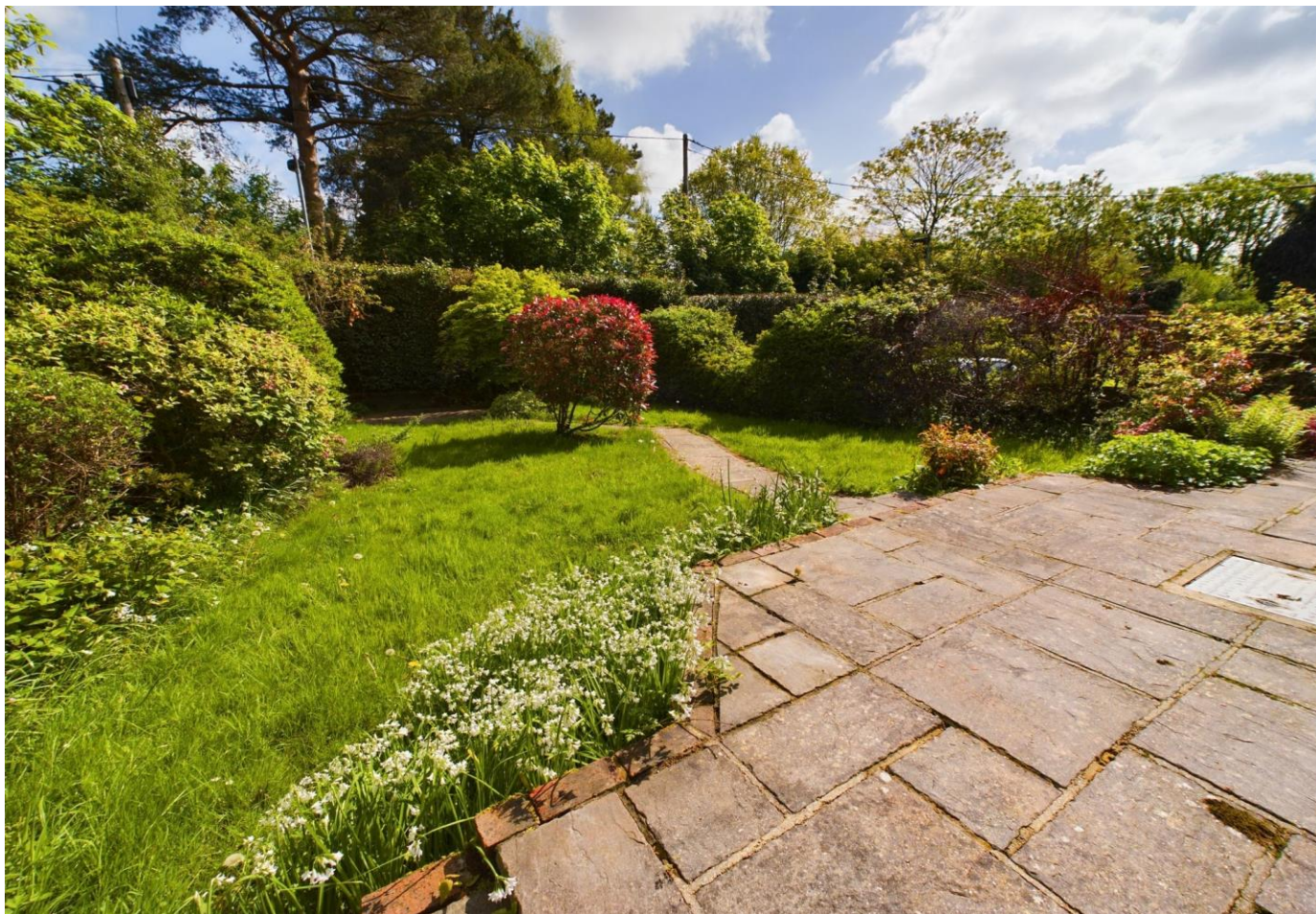
5 Greenways

Haywards Heath, RH16 2DT

£325,000

This delightful ground floor purpose built flat forms part of a most attractive two storey 1930's development set in well kept communal grounds located well back from the road. The flat has its own entrance, enjoys a lovely outlook over the central green and has the benefit of a delightful secluded private rear garden measuring about 50 feet x 35 feet. The flat has gas central heating and double glazed replacement windows throughout and features a newly fitted kitchen, a good size living room with fireplace, 2 double bedrooms and a bathroom with white suite. The flat is ideal for those wishing to downsize, a first time buyer or as a buy to let investment (potential rental income of £950 per calendar month providing a gross yield of approximately 3.2%).

The flat occupies an attractive setting within a short walk of Haywards Heath mainline providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and is within easy reach of Lindfield village with its picturesque High Street. Haywards Heath town centre is close at hand offering a wide range of shops including The Broadway with its array of restaurants and the town also has a modern leisure complex, a Waitrose and Sainsbury's superstore.



The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.2 miles to the north, the cosmopolitan city of Brighton and the coast is 14.8 miles to the south and the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

Own Entrance Double glazed front door and side screen to:

Hall Built-in coats/storage cupboard with cupboard over. Built-in shelved linen cupboard with electric bar heater, cupboard over. Radiator. Oak flooring.

Living Room 15' x 13' (4.57m x 3.96m) into bay. Large double glazed bay window enjoying a lovely outlook over a central green. Handsome fireplace with light oak surround, polished stone insert and hearth, fitted real flame coal effect gas fire. TV aerial point. Radiator. Oak flooring.

Kitchen 8'7" x 7'4" (2.62m x 2.24m) Roll edge worktop with inset brushed stainless steel **4 burner gas hob** with matching filter and light over, **electric fan oven** beneath. Base units comprising cupboards and drawers. Matching eye level units, one housing 'Glow-worm' gas fired boiler for central heating and hot water. Stainless steel sink unit with chromium mixer tap. Space for under counter appliances. Built-in shelved larder cupboard. uPVC back door overlooking and opening onto the rear garden.

Bedroom 1 13'9" into bay x 13'5" (4.19m x 4.09m) Wide double glazed bay window enjoying an outlook over the rear garden. Built-in double wardrobe with cupboard over. Radiator.

Bedroom 2 13' into bay x 10'6" (3.96m x 3.20m) Double aspect with large double glazed bay window enjoying an outlook to the front, further double glazed window. Radiator. Oak flooring.

Bathroom Suite comprising bath with mixer tap and shower attachment, pedestal basin and close coupled wc. Heated towel warmer/radiator. Shaver point. Double glazed window. Part tiled walls, fully tiled around bath. Vinyl flooring.

OUTSIDE

Private Rear Garden About 50 feet in length x 35 feet in width (15.24m x 10.67m) Most attractively landscaped, arranged with paved terrace extending the width of the flat with water tap, opening to a well kept lawn with central paved curved path leading to a circular patio at the far end, well stocked herbaceous beds containing a variety of established plants and shrubs. Timber retaining wall at the far end planted with mature bay hedging. Mixed hedging to the eastern boundary. **Timber shed.** Paved path to the side with outside lighting, trellis and entrance gate to front.

Brick Built Store Located in a separate area on the east side of the block.

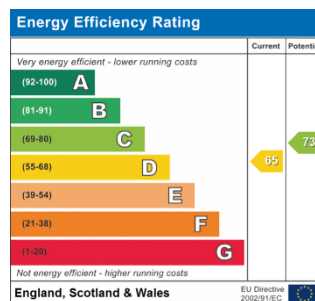
Note: We understand that there may be the possibility of **renting a garage** on the estate.

OUTGOINGS

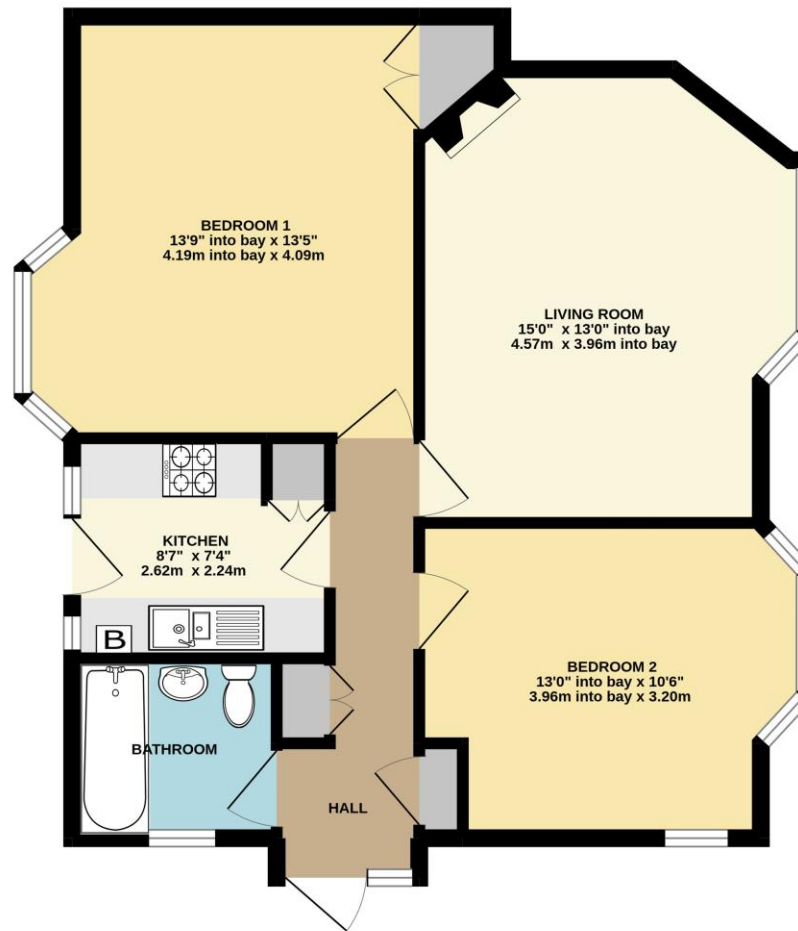
Ground Rent £75 per annum.

Service Charge £510 per half year.

Lease 99 years from 24th June 1981. There is a provision for an extension to 189 years, the cost of which will be borne by the seller.



GROUND FLOOR



TOTAL FLOOR AREA : 689sq.ft. (64.0 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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