



## 6a Heath Close

New England Road, Haywards Heath, West Sussex, RH16 3JW



Mark Revill & Co

**6a Heath Close, New England Road  
Haywards Heath, West Sussex. RH16 3JW**

**£219,500**

This bright and spacious first floor flat has its own entrance and enjoys the benefit of gas central heating and double glazed replacement windows throughout. The accommodation has recently been redecorated throughout and comprises, 2 double bedrooms, a refitted bathroom with white suite, a good size living room with cast iron fireplace and a modern refitted kitchen complete with appliances. The flat also has an open plan garden to the front. This property is ideal for a first time buyer or a buy to let investor and has been previously let for £800 per calendar month giving a yield of approximately 4.27%.

Heath Close is just a few minutes' walk of the town centre with its comprehensive shopping areas and an array of restaurants in the nearby Broadway. Haywards Heath mainline railway station is also within walking distance and offers fast commuter services to London (Victoria/London Bridge 43 minutes). To the west of Haywards Heath lies the A23/M23 giving direct road access to London and the south coast. The general area is well served by schooling for all age groups with further education at Haywards Heath Central Sussex College.



Front door to entrance lobby.

## FIRST FLOOR FLAT

**Landing** Hatch with pull down ladder to large loft space. Radiator.

**Living Room** 16'4" x 11' (4.98m x 3.35m) TV aerial point. Feature cast iron fireplace with marble hearth. Large double glazed window overlooking rear gardens. Recess shelving. Telephone point. Radiator. Wood effect laminate flooring.

**Fitted Kitchen** 11'1" narrowing to 7'10" (2.39m) x 7'6" (3.38m x 2.29m) Recently refitted with an attractive range of white high gloss fronted units comprising inset stainless steel sink with flexi mixer tap, adjacent L shaped work surface, cupboards, drawers, storage and appliance space under. **Washing machine**. Built in **electric oven**, **4 ring gas hob** and extractor hood over flanked by wall cupboards. Further wall cupboards. Wall mounted Vaillant gas boiler (installed Summer 2018). **Fridge/freezer**. Double glazed window. Part tiled walls. Vinyl flooring.

**Bedroom 1** 15' x 10'7" (4.57m x 3.23m) Built in wardrobe. Radiator. Double glazed window with outlook to front.

**Bedroom 2** 13'3" narrowing to 7'8" (2.34m) x 10' (4.04m x 3.05m) Radiator. Double glazed window overlooking front. Ceiling downlighters.

**Bathroom** White suite comprising independent electric 'Triton' shower fitment over, bath with bi-fold glass shower screen, pedestal basin, close coupled wc. Chromium heated towel rail. Double glazed window. Half tiled walls.

## OUTSIDE

**Potential off road parking space to the front (subject to obtaining the usual planning consents).**

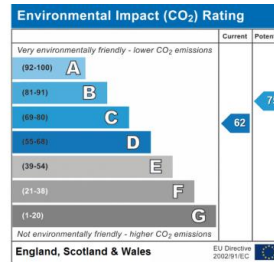
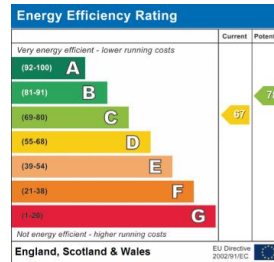
**Open Plan Front Garden** Extending the width of the front of the property arrange as lawn with paved path. Brick built bin store.

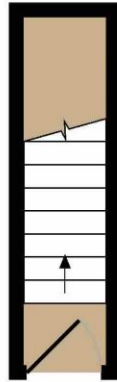
## OUTGOINGS

**Ground Rent** £15 per annum.

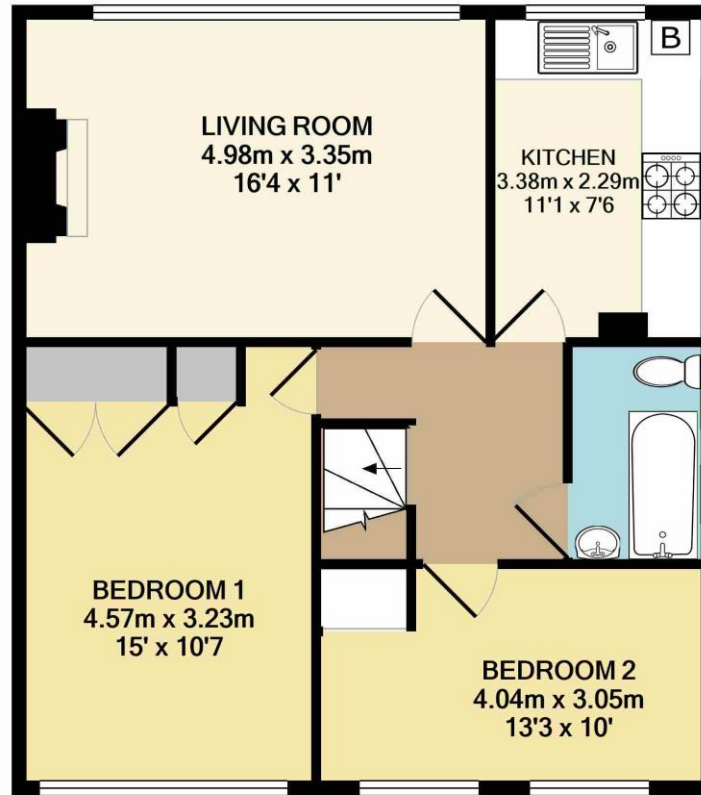
**Maintenance** Self maintained.

**Lease** 999 year lease from 1964.





ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 3.6 SQ.M.  
(39 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 53.8 SQ.M.  
(580 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 57.4 SQ.M. (618 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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