



15 Laurel House

Great Heathmead, Haywards Heath, West Sussex. RH16 1FE



Mark Revill & Co

15 Laurel House, Great Heathmead Haywards Heath, West Sussex. RH16 1FE

£275,000

This excellent first floor apartment forms part of an attractive purpose built block within the exclusive Great Heathmead development. The bright, spacious and well planned accommodation enjoys a favoured easterly and southerly aspect, has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 2 bedrooms, a refitted bathroom, a fine double aspect sitting/dining room with double glazed sliding door to a balcony and a comprehensively fitted kitchen complete with appliances. In addition, there is a garage with electronically operated up and over door. The development is protected by security gates, a door entry phone system and offers the use of a communal fitness room and lovely well stocked gardens with central water feature and a barbeque area. The apartment is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with a potential rental income of approximately £900 per calendar month (providing a gross yield of 3.4%).



Great Heathmead is located just a short walk from 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 close at hand offering a wide range of shops and includes The Broadway with its array of restaurants. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, whilst Gatwick Airport is about 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.5 miles to the south.

FIRST FLOOR APARTMENT

Entrance Hall Good size built in coats/storage cupboard. Radiator.

Sitting/Dining Room 16'8" x 15'4" (5.08m x 4.67m) narrowing to 13'9" (4.19m) plus bay window A fine double aspect room enjoying a favoured easterly and southerly aspect. TV aerial point. 2 double glazed windows. 2 radiators. Double glazed sliding door to:

Balcony Tiled floor and wrought iron balustrade. Enjoying an outlook over the central gardens.

Excellent Kitchen 13'1" x 7'2" (3.99m x 2.18m) Well fitted with an attractive range of units comprising inset twin stainless steel round bowl sink and drainer, mixer tap, extensive adjacent work surfaces to three walls, cupboards, drawers beneath. Integrated AEG washer/dryer, dishwasher, fridge and freezer. Built in brushed steel electric oven, brushed steel 4 ring gas hob and concealed extractor hood over flanked by wall cupboards. Further wall cupboard housing Worcester gas boiler. Tall larder cupboard with pull out wire drawers, cupboard over. Double glazed window. Part tiled walls. Vinyl flooring.

Bedroom 1 13'2" x 9'2" (4.01m x 2.79m) 2 built in double wardrobes incorporating hanging rails and shelving with floor to ceiling sliding mirror doors. Double glazed window. Radiator.

Bedroom 2 11'9" plus bay window x 7'10" (3.58m x 2.39m) Double glazed window. Radiator.

Bathroom Refitted with white suite comprising bath, mixer tap and independent shower over, bi-fold glazed shower screen, inset basin with mixer tap, cupboard beneath, wc with concealed cistern with shelf over. Large built in slatted shelved airing cupboard housing cold water tank and pre-insulated hot water cylinder, floor to ceiling sliding mirror doors. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Fully tiled walls. Tiled floor.

OUTSIDE

Garage Located close by with electronically operated up and over door.

Communal Grounds With attractive central water feature, numerous herbaceous beds planted with a variety of established shrubs and small trees. Barbeque area. **Fitness room.** Car wash facility.

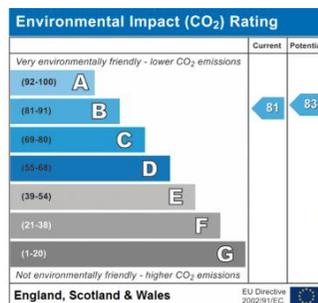
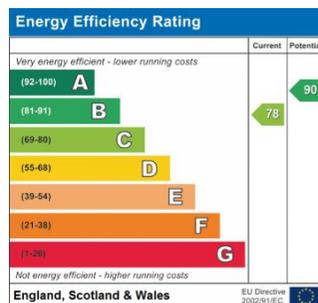
OUTGOINGS

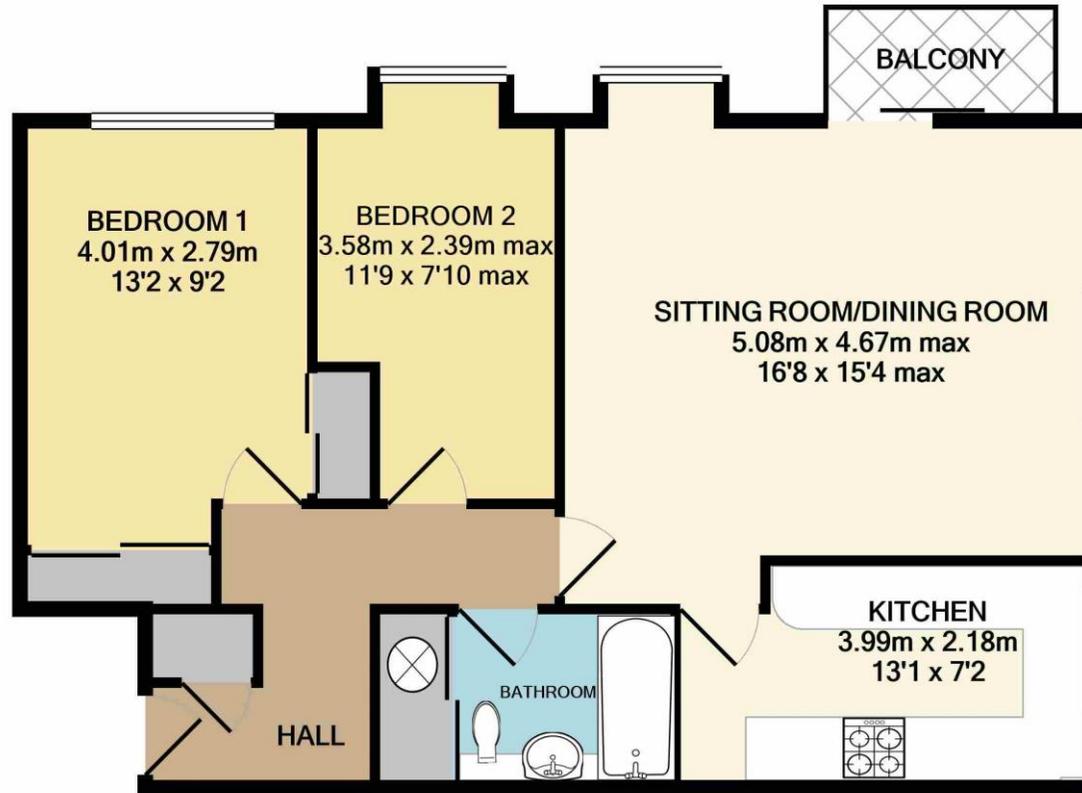
Ground Rent £200 per annum.

Lease 150 years from 1987.

Service Charge £1,509 per annum, includes building insurance.

Managing Agents Estate and Property Management, 5 Church Road, Burgess Hill. RH15 9BB. Tel: 01444 410069





TOTAL APPROX. FLOOR AREA 64.0 SQ.M. (689 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.
Made with Metropix ©2020

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

