



## 7 Highbank

Bolnore Village, Haywards Heath, West Sussex. RH16 4TT



Mark Revall & Co

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West Sussex. RH16 4TT

£230,000

This splendid first floor apartment forms part of an attractive recently built building set in its own well kept grounds. The bright, spacious and well planned accommodation enjoys a favoured westerly aspect, an attractive outlook and incorporates a fine open plan living room with fitted kitchen complete with oven, hob and washing machine, with doors to a Juliet balcony, there are 2 double bedrooms with an ensuite shower room to the master bedroom and a further bathroom. The apartment has the benefit of gas fired central heating and double glazing, there an allocated undercover car space plus visitors parking and the block has a door entry phone system and an automatic passenger lift. The apartment is ideal for a first time buyer or for a buy to let investor with a potential rental income of approximately £900-925 per calendar month (providing a gross yield of about 3.6%).

**\*\* NO ONGOING CHAIN \*\***



Situated on the south west edge of the town yet within walking distance of the village square with its local shops and the well regarded Bolnore Village Primary School. Haywards Heath offers a wide range of shops, an array of restaurants, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies less than 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

## FIRST FLOOR APARTMENT

**Entrance Hall** Large built-in storage cupboard with slatted shelf, further built-in storage cupboard with telephone and light points. Door entry phone. Radiator. Ceiling downlighters.

### Excellent Open Plan Living Room with Kitchen

**Living Room** 14'7" into bay x 13'7" (4.45m x 4.14m) plus door recess. Double glazed casement doors flanked by tall double glazed windows to Juliet balcony. 2 telephone points. TV/FM/Satellite aerial point. 2 radiators. Laminate flooring.

**Kitchen** 12'1" x 6'4" (3.68m x 1.93m) Well fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped work surface and upstands, cupboards, drawers and integrated **washing machine** under. Built-in Bosch **electric oven**, fitted Bosch brushed steel **4 ring gas hob**, glass splashback and brushed steel extractor hood over. Range of wall cupboards. Space for upright fridge/freezer. Worktop lighting. Ceiling downlighters. Part tiled walls. Vinyl flooring.

**Bedroom 1** 10'4" x 9'4" (3.15m x 2.84m) plus wardrobe and door recess. 2 built-in double wardrobes. 2 wall light points. Telephone point. TV/FM aerial points. Radiator.

**En Suite Shower Room** Fully tiled shower cubicle with bi-fold glazed screen, low level wc with concealed cistern, pedestal wash hand basin with mixer tap. Wall cupboard with mirror door. Shaver point. Extractor fan. Radiator. Ceiling downlighters. Half tiled walls. Tiled floor.

**Bedroom 2** 10' x 9'4" (3.05m x 2.84m) TV/FM aerial points. Radiator.

**Bathroom** White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, low level wc with concealed cistern, pedestal wash hand basin with mixer tap. Shaver point. Extractor fan. Radiator. Ceiling downlighters. Part tiled walls. Tiled floor.

## OUTSIDE

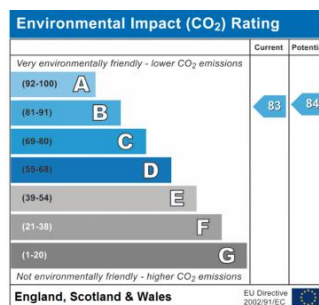
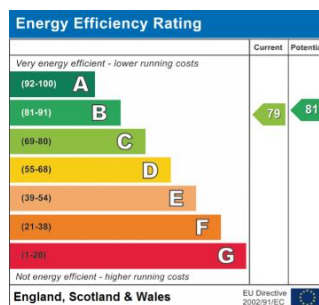
**Undercover Car Space** Plus ample visitors parking.

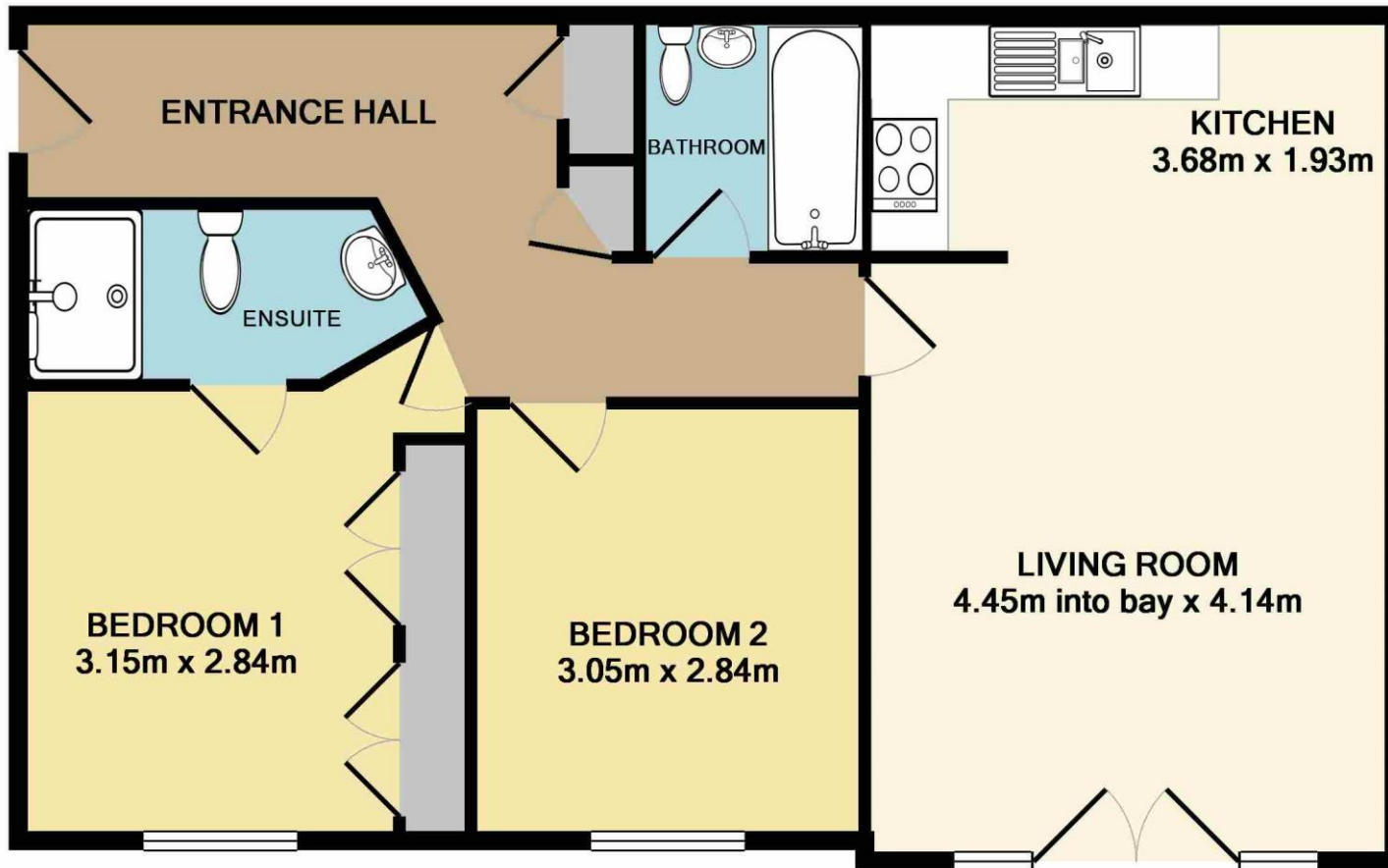
## OUTGOINGS

**Ground Rent** £150 per annum.

**Maintenance** £1,250 per annum (to be verified).

**Lease** About 144 years unexpired.





TOTAL APPROX. FLOOR AREA 68.0 SQ.M. (732 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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