



**4 Buckle Lane**  
Haywards Heath, West Sussex. RH17 7DW

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Price £255,000

This superb first floor coach house apartment forms part of an attractive 2 storey building enjoying distant views to the South Downs. The bright and well presented accommodation has the benefit of gas fired central heating and double glazing and incorporates 2 good size bedrooms, a modern bathroom and features a superb open plan living room with fitted kitchen complete with appliances. The flat has its own ground floor entrance, there is a garage, drive and 2 parking spaces.

Situated south east edge of Haywards Heath close to Princess Royal Hospital and about 1.4 miles to the town centre with its wide range of shops, array of restaurants, several parks, Sainsbury's and Waitrose superstore, modern leisure complex and the modern leisure complex and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The house is located 6 miles east of the A23 via the recently opened bypass offering a direct route to the motorway network, Gatwick Airport is 15.6 miles to north and the cosmopolitan city of Brighton and the coast is about 14 miles to the south



whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

### FIRST FLOOR APARTMENT

**Own Ground Floor Entrance** Attractive panelled front door. Stairs to:

**Landing** Double glazed velux window. Built in utility/storage cupboard housing wall mounted gas fired combination boiler and washing machine. Hatch to useful loft space. Radiator with decorative cover.

**Superb Open Plan Living Room with Kitchen** 21'3" x 10'3" (6.48m x 3.12m) plus door recess Well fitted with inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers, integrated **dishwasher** under. Built in Bosch brushed steel **electric oven**, **4 ring gas hob**, splashback and extractor hood over. Integrated tall **fridge/freezer**. Double glazed velux window. TV aerial point. Double glazed window to front. 2 radiators. Wood effect Amtico flooring.

**Bedroom 1** 11'10" x 10' (3.61m x 3.05m) Fitted double wardrobe with floor to ceiling sliding mirror doors. Built in storage cupboard. Double glazed window. Radiator.

**Bedroom 2** 12' x 11' (3.66m x 3.35m) narrowing to 7'6" (2.29m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with centrally mounted mixer tap, independent shower over, glass screen, counter mounted basin with mixer tap, cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Shaver point. Double glazed velux window. Ceiling downlighters. Part tiled walls. Tiled floor.

### OUTSIDE

**Garage** Up and over door.

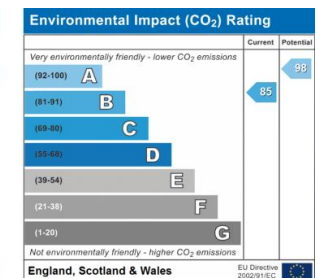
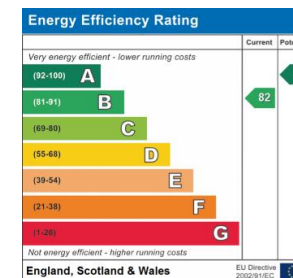
**Adjacent Parking Space**

### OUTGOINGS

**Lease** 120 years unexpired.

**Ground Rent** £250 per annum.

**Service Charge** £468 per annum.



# Floor Plan

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.

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