



15 Barry Drive
Haywards Heath, RH16 4UD



Mark Reville & Co

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£320,000

This exceptional top floor apartment enjoys splendid open views to the South Downs and forms part of a small purpose built block situated on the popular southern edge of the town. The beautifully presented and stylish interior incorporates 2 double bedrooms, en suite shower room to the main bedroom, luxury bathroom and features a superb double aspect open plan living room with comprehensively fitted kitchen complete with appliances. In addition, there is a large loft space offering a very generous storage area and the owner has use of a parking area in the courtyard to the rear of the building plus a garage. The apartment is ideal for those wishing to downsize, for a first time buyer or as a buy to let investment with the potential rental income of approximately £950-1,000 per calendar month (producing a gross yield of about 4%).

Situated in this very popular edge of town location just a short walk to a Sainsbury's Local and within easy reach of the town centre offering a wide range of shops including The Broadway with its array of restaurants. The town also has a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), there is a modern leisure complex, Waitrose and Sainsbury's superstores. The



A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.3 miles to the north and the cosmopolitan city of Brighton is just over 14 miles to the south, whilst the South Downs National Park is within a short drive offering beautiful natural venue for countryside walking.

TOP FLOOR APARTMENT

Communal Landing Panelled front door to:

L Shaped Hall Large built **utility cupboard** with **washer/dryer**, slatted shelf, hanging rails and pressurised sealed hot water tank. Door entry phone. Radiator. Hatch with pull down ladder to fully boarded **large loft space** offering very generous storage space with walk-in cupboard.

Superb Open Plan Living Room with Kitchen 21'10" x 12' (6.65m x 3.66m) Double aspect.

Living Room Contemporary CVO granite flueless gas fire. Double glazed casement doors with plantation shutters to **Juliet balcony** enjoying distant views to the South Downs. TV aerial point. Radiator.

Kitchen Comprehensively fitted with quality range of high gloss fronted units with quartz work surfaces and upstands complete with Bosch appliances, comprising inset bowl and a half sink with mixer tap, extensive work surfaces, cupboards, drawers and integrated **dishwasher** and **washer/dryer** under. Built-in **electric oven**, brushed steel **4 ring gas hob** with coloured glass splash back and brushed steel extractor hood over. Integrated tall **fridge** and **freezer**. Range of wall cupboards with worktop lighting beneath, further wall cupboard housing Potterton gas boiler. Extractor fan. 2 double glazed windows with plantation shutters. Ceiling down lighters. Polished tiled floor.

Bedroom 1 16'8" x 10'3" (5.08m x 3.12m) Double aspect with 2 double glazed windows with plantation shutters. Radiator.

En Suite Shower Room Fully tiled walls and floor. Large walk-in shower, wall mounted basin with single lever mixer tap, close coupled WC. Corner mirror

fronted medicine cabinet. Large wall mirror. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window with plantation shutters.

Bedroom 2 9'10" x 9' (3.00m x 2.74m) Double glazed window with plantation shutters. Radiator.

Luxury Bathroom White suite comprising bath with mixer tap and shower attachment, inset basin with single lever mixer tap, WC with concealed cistern. Large wall mirror. Shaver point. Heated chromium towel warmer/radiator. Extractor fan. Ceiling down lighters. Tall fitted storage cupboard. Part tiled walls. Tiled floor.

OUTSIDE

Garage

Parking We understand that the owner has the use of a parking space (next to the garage) in an enclosed courtyard at the rear of the building.

OUTGOINGS

Service Charge £600 per annum.

Estate Maintenance £310 per annum.

Lease 125 years from new.

Note: Each resident owns a 25% share of the freehold company.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
673.61 ft²
62.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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