



2 Priory Court

Triangle Road, Haywards Heath, West Sussex. RH16 4HN



Mark Revill & Co

2 Priory Court, Triangle Road Haywards Heath, RH16 4HN

£225,000

This excellent ground floor flat forms part of a small purpose built block built about 15 years ago. The bright, spacious and well designed accommodation has the benefit of gas fired central heating and double glazing, incorporates 2 bedrooms, en suite shower room to the main bedroom plus a bathroom and a splendid double aspect open plan living room with fitted kitchen complete with appliances. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of approximately £925 per calendar month (providing a gross yield of 4.16%).

Situated in this convenient central location just a short walk to the town centre with its wide range of shops and The Broadway with its array of restaurants whilst the Haywards Heath mainline railway station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town has a modern leisure complex, several parks, a Sainsbury's and Waitrose superstore. The A23 lies about 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.



GROUND FLOOR FLAT

Hall Built-in airing cupboard housing sealed hot water cylinder. Door entry phone. Radiator.

Open Plan Living Room with Kitchen

Living Room 15' x 13'2" (4.57m x 4.01m) Double aspect. TV aerial point. 2 double glazed windows. 2 radiators. Ceiling downlighters. Wide opening to:

Kitchen 9'5" x 6'2" (2.87m x 1.88m) Fitted with attractive range of units comprising inset stainless steel bowl and a half sink, adjacent work surfaces and matching splashbacks, cupboards, drawers and appliance space under. Integrated **washing machine** and **dishwasher**. Built-in **electric oven**, **4 ring gas hob** and extractor hood over. Range of wall cupboards. Integrated tall **fridge/freezer**. Double glazed window. Tiled floor.

Bedroom 1 11'1" x 10'8" (3.38m x 3.25m) Good size built-in wardrobe/store cupboard. Ceiling downlighters. Double glazed window. Radiator.

En Suite Shower Room Fully tiled shower cubicle with bi-fold glazed screen, pedestal basin with tiled splashback, close coupled wc. Extractor fan. Electrically heated chromium ladder towel warmer/radiator. Ceiling downlighters. Double glazed window. Tiled floor.

Bedroom 2 10'3" x 8' (3.12m x 2.44m) Built-in wardrobe/store cupboard. Ceiling downlighters. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and independent shower over, pedestal basin, close coupled wc. Extractor fan. Electrically heated chromium ladder towel warmer/radiator. Ceiling downlighters. Part tiled walls. Tiled floor.

OUTGOINGS

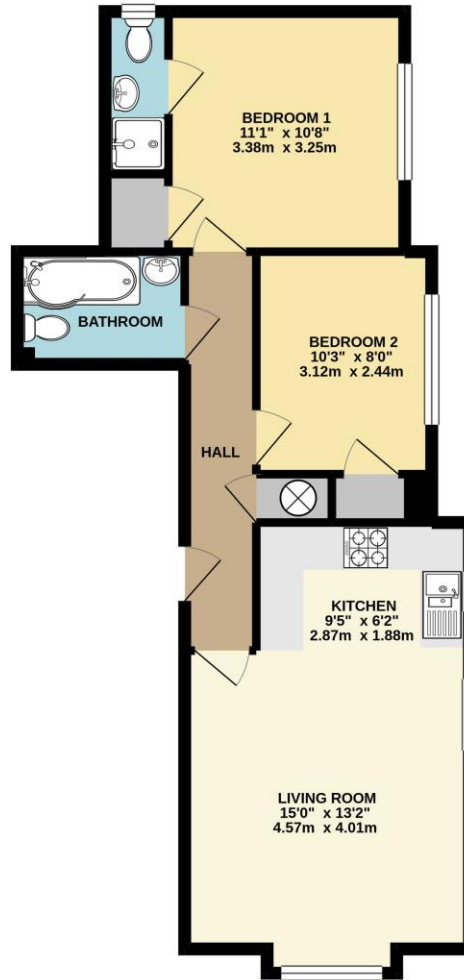
Ground Rent & Maintenance £1,540 per annum.

Lease 150 years from 1st January 2006.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(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



GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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