



**39 Sharrow Close**  
Heath Road, Haywards Heath, RH16 3ED





## 39 Sharrow Close

Heath Road, Haywards Heath, RH16 3ED

£240,000

This bright and spacious first floor flat forms part of an attractive purpose built development set in its own well kept grounds. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazed windows throughout. Further benefits include 2 double bedrooms and a generous living/dining room which enjoys an easterly aspect with superb uninterrupted far reaching views towards Ashdown Forest. The kitchen is well laid out with an abundance of eye level and base units with cupboards and drawers and includes the appliances. There is a garage within the block and the communal gardens are well kept and well arranged. The property would ideally suit a first time buyer, those wishing to downsize or investors, with a potential rental income of approximately £950 per calendar month (providing a gross yield of approximately 4.1%). **NO ONGOING CHAIN**

Situated in this convenient established location adjacent to The Broadway with its array of restaurants and just a short walk to Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is close at hand offering a wide range of shops,



whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are also in the vicinity. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is about 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

**Communal Entrance** Stairs to:

### FIRST FLOOR FLAT

**Entrance Hall** Storage cupboard with gas and electric meters. Further double coats cupboard with storage above.

**Living** 17'8" x 11'8" (5.38m x 3.56m) A fine double aspect room enjoying far reaching views to Ashdown Forest. Fitted pebble effect electric fire. TV aerial point. Telephone point. 2 double glazed windows. 2 radiators.

**Kitchen** 10'10" x 6'11" (3.30m x 2.11m) Well fitted with attractive range of units comprising inset sink with mixer tap adjacent work surfaces, extensive range of cupboards and drawers under. Hotpoint electric cooker with concealed extractor hood over. Beko washing machine. Beko tall fridge/freezer. Excellent range of wall cupboards. Further range of wall cupboards, one housing Worcester gas combination boiler. Double glazed window. Part tiled walls. Vinyl flooring.

**Bedroom 1** 12'1" plus door recess x 11'2" (3.68m x 3.40m) Built-in double wardrobe with cupboard over. Double glazed window. Radiator.

**Bedroom 2** 11'3" x 10'11" (3.43m x 3.33m) Double glazed window with outlook over communal gardens.

**Bathroom** White suite comprising bath with independent shower over, pedestal basin, close coupled wc. Built-in slatted shelved linen cupboard with radiator. Double glazed window. Radiator. Fully tiled walls. Vinyl flooring.

## OUTSIDE

**Garage No. 39** Up and over door. Plus parking permit.

**Communal Gardens** Neatly laid to lawns interspersed by shrub beds, established trees etc. Seating area to the rear.

## OUTGOINGS

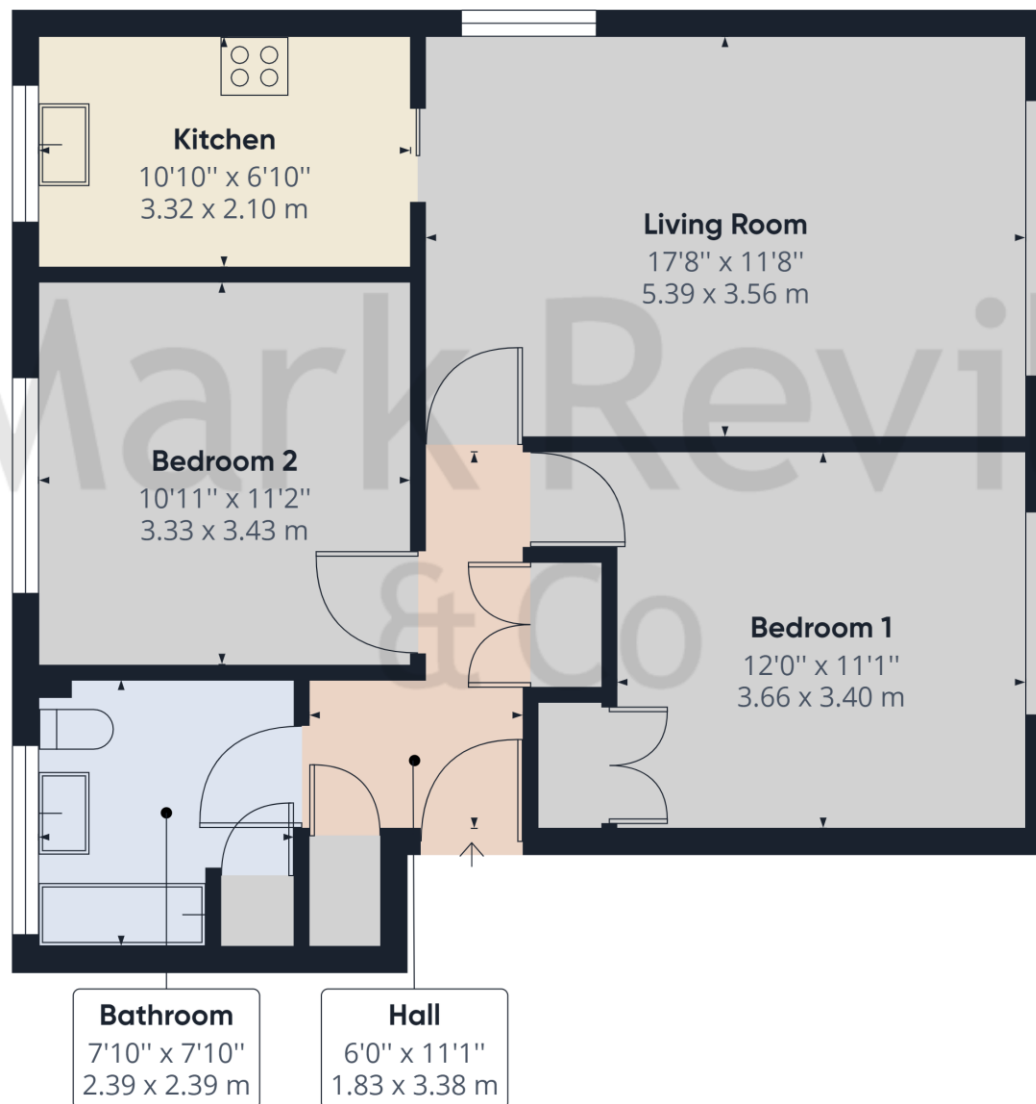
**Ground Rent** £50 per annum.

**Maintenance** £1,500 per annum.

**Lease** 146 years remaining. Lease from December 2004 to September 2167.

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





Approximate total area<sup>(1)</sup>

688.99 ft<sup>2</sup>

64.01 m<sup>2</sup>

(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.

GIRAFFE360

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