



## 28 Jireh Court

Perrymount Road, Haywards Heath. RH16 3BH



Mark Reville & Co

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£235,000

This excellent ground floor flat forms part of a purpose built development built about 60 years ago set in its own well-kept grounds. The extremely spacious, bright and well presented accommodation incorporates 2 double bedrooms (both with excellent range of fitted furniture), shower room, a splendid double aspect living/dining room (22'6" in length) with door to a west facing patio and the communal grounds and a extremely well fitted kitchen complete with oven and hob. The flat has the benefit of gas fired central heating and double glazed replacement windows throughout and there is residents permit parking. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor (potential rental income is approximately £900 per calendar month providing a gross yield of about 4%).

Jireh Court is situated in a central location just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Broadway with its array of restaurants and bars is close at hand as is the town centre with its wide range of shops, whilst Waitrose and Sainsbury's superstores and the Dolphin Leisure centre



are in the immediate vicinity. The A23 lies 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is about 13 miles to the north and the cosmopolitan city of Brighton and the south coast is approximately 15 miles distant.

## GROUND FLOOR FLAT

**Hall** Built-in coats/storage cupboard. Built-in shelved cupboard housing Worcester gas boiler. Radiator. Dado rail.

**Living/Dining Room** 22'6" x 11' (6.86m x 3.35m) Enjoying a favoured easterly and westerly aspect. TV aerial point. 2 radiators. Double glazed casement doors to patio and communal gardens.

**Excellent Kitchen** 11'6" x 6'9" (3.51m x 2.06m) Comprehensively fitted with an attractive range of white fronted units comprising; inset composite bowl and a half sink with mixer tap, extensive adjoining work surfaces, cupboards, drawers and appliance space with plumbing for washing machine and dishwasher beneath. Fitted 4 ring gas hob. Further work surfaces with cupboards beneath. Good range of wall cupboards and glazed cabinet. Built-in electric double oven, cupboard under and over. Further wall cupboards and shelved unit. Double glazed window. Ceiling downlighters. Part tiled walls. Vinyl flooring.

**Bedroom 1** 11'9" x 9'10" (3.58m x 3.00m) Excellent range of fitted furniture comprising double wardrobe, range of high level cupboards, 2 bedside cabinets and corner drawer unit. Good size built-in cupboard. Fitted shelf. Double glazed window. Radiator.

**Bedroom 2** 11'10" x 9'1" (3.61m x 2.77m) Range of fitted furniture comprising double and single wardrobes, range of high level cupboards. Built-in cupboard. Fitted shelving. Double glazed window. Radiator.

**Shower Room** White suite comprising corner fully tiled and glazed shower cubicle, inset basin with mixer

tap, cupboards under, adjacent L shaped top with shelving and cupboards under, low level wc with concealed cistern. Wall unit with central mirror, pelmet with lighting over flanked by small cupboards. Heated chromium plated towel warmer/radiator. Double glazed window. Ceiling downlighters. Vinyl flooring.

## OUTSIDE

**Residents Permit Parking**

**Communal Gardens** Arranged as well kept lawns with rear access gate to Clair Park.

## OUTGOINGS

**Ground Rent** £5 per annum.

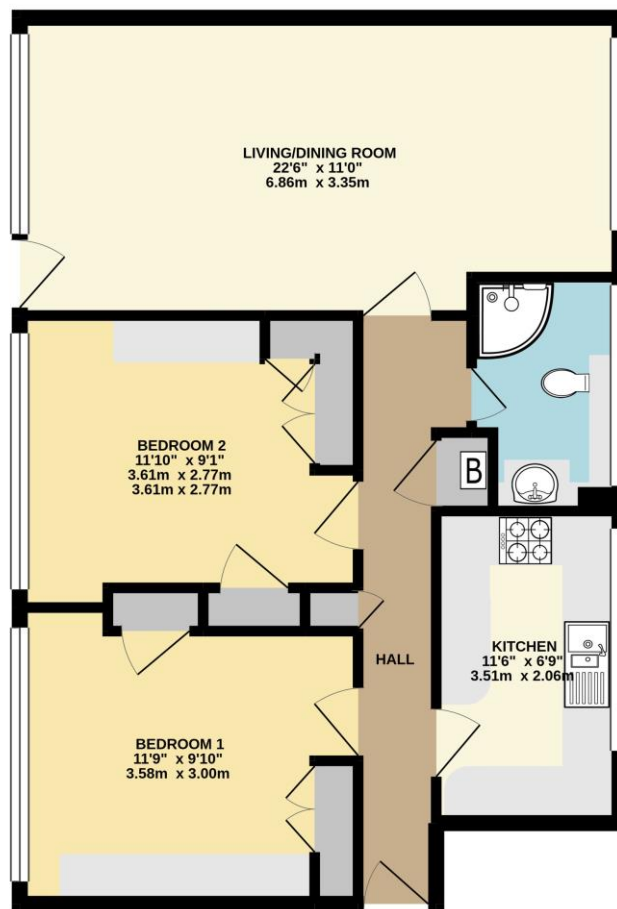
**Maintenance** £145 per month.

**Lease** Approximately 940 years unexpired.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England, Scotland &amp; Wales</b>	70	77
	EU Directive 2002/91/EC	



GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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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