



Flat 16, Beacon Heights
4 Church Road, Haywards Heath, RH16 3UU



Mark Reville & Co

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RH16 3UU

£350,000

This stylish well designed second floor apartment forms part of a recently built development set in attractive landscaped gardens. The generously proportioned accommodation is finished to the highest specification and features thermostatically controlled underfloor heating, double glazing throughout and a ventilation and heat recovery system. Two good size double bedrooms, excellently presented contemporary en suite shower room plus bathroom, a superb open plan living room and kitchen fitted by Paula Rose complete with appliances. The property also benefits from having its own balcony and allocated parking. Beacon Heights has a key fob/touch screen video entry system, an 8 person lift provides access to each floor and there is a secure internal cycle store. The apartment is ideal for a first time buyer or those wishing to downsize or as a buy to let investment.

Beacon Heights is located in a convenient central location just a short walk to the town centre with its wide variety of shops including Marks and Spencer, Victoria Park with its tennis courts and The Broadway with its array of restaurants. Waitrose and Sainsbury's superstores are



close at hand as is the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to the west of the town 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.

SECOND FLOOR APARTMENT

Entrance Hallway Intercom system. 2 large built-in double storage cupboards housing Gledhill Megaflo tank. Washing machine. MRXBOX (mechanical ventilation heat recovery system) meters and fuse board. Amtico flooring. Underfloor electric heating.

Open Plan Living/Dining Room and Kitchen 22'2" x 19'3" (6.76m x 5.87m)

Kitchen Area Superbly fitted with Paula Rose kitchen comprising a range of wall and base units with drawers, adjacent worktops and upstands. Inset stainless steel sink and mixer tap. Integrated Zanussi **dishwasher, induction hob** and **fridge/freezer**. Built-in **electric oven, microwave** and extractor fan. Amtico flooring. Ceiling down lighters.

Dining Area Space for dining table, sideboard and desk.

Living Area TV aerial point. Wall sockets. Amtico flooring. Double glazed hinged sliding door leading to balcony.

Bedroom 1 12'1" x 10'1" (3.68m x 3.07m) 2 built-in double wardrobes with sliding doors. TV aerial point. Large vertical double glazed window.

En Suite Shower Room White suite comprising low level wc, basin with mixer tap and drawers under. Shower enclosure with hand held shower fitment and rain head shower. Large fitted mirror. Chromium ladder heated towel rail. Tiled walls. Tiled flooring.

Bedroom 2 12'1" x 8'11" (3.68m x 2.72m) Tall vertical double glazed window. Ceiling downlighters.

Bathroom White suite comprising concealed low level WC, basin with mixer tap and drawers under, bath with

shower screen and rain head shower. Large fitted mirror. Electrically heated chromium ladder towel warmer/radiator. Fully tiled walls. Tiled flooring.

West Facing Balcony 11'1" x 4'4" (3.38m x 1.32m) Tiled flooring. Railing.

OUTSIDE

Landscaped Communal Gardens with established trees. Feature green wall at west entrance.

Secure Internal Cycle Store

Allocated Parking Space No 16

OUTGOINGS

Ground Rent £350 per annum.

Maintenance £836.52 per annum.

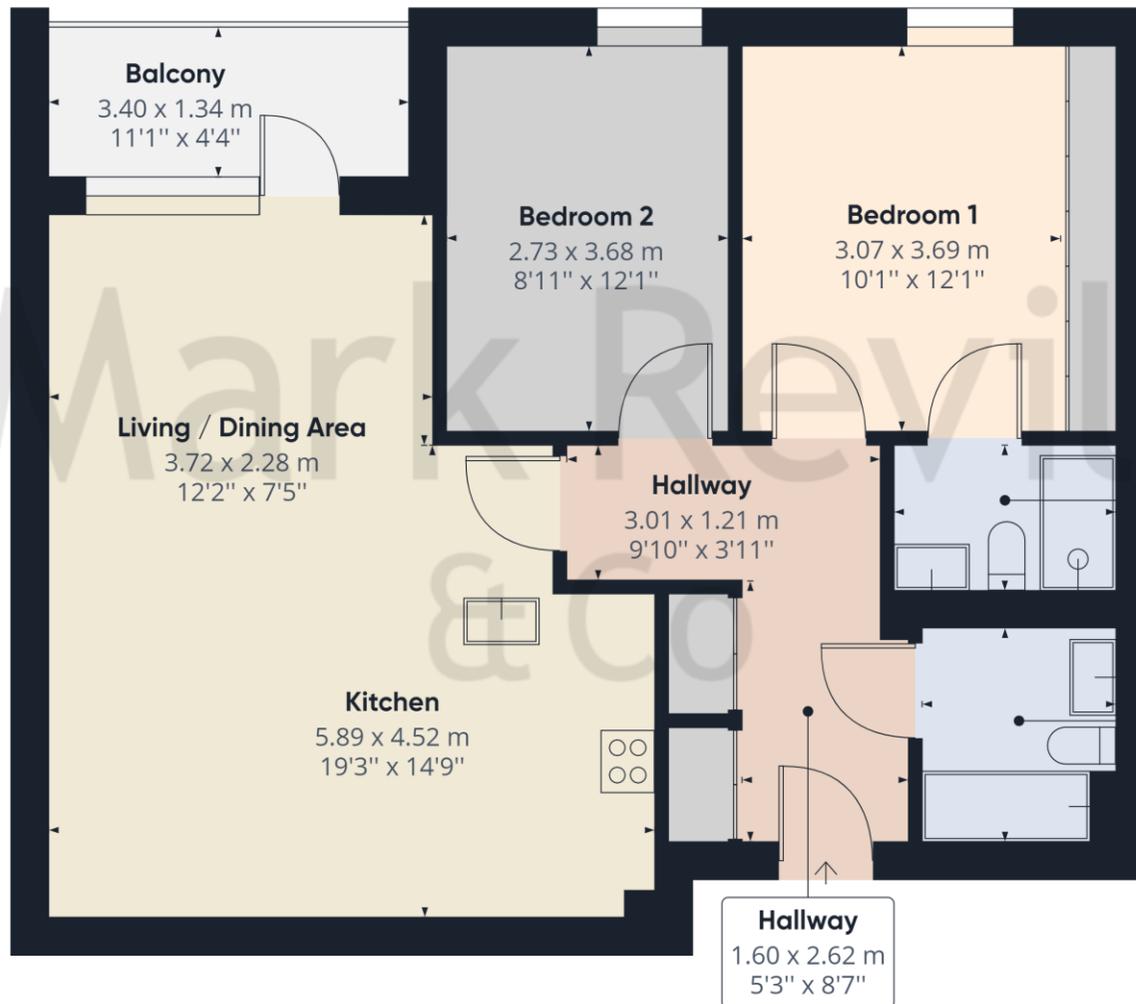
Buildings Insurance £400 per annum.

Lease 150 years from 2018.

Managing Agents Remus Management Ltd. Tel: 01273 503922. Email: brighton.admin@remus-mgmt.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(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⁾

800.59 ft²
74.38 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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