



7 Harlands House
Harlands Road, Haywards Heath, RH16 1LA

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£260,000

This excellent ground floor apartment forms part of a well-designed purpose built development constructed about 20 years ago. The bright and extremely spacious accommodation has the benefit of gas central heating and double glazing and features a fine double aspect living room with double glazed doors opening to a south facing patio, a fitted kitchen complete with appliances, there are 2 bedrooms, en suite shower room to the main bedroom plus a bathroom. There is an allocated car parking space to the rear of the apartment and the development is protected by security entry gates and a door entry phone system. The flat is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with a potential rental income of approximately £1100 per calendar month (providing a gross yield of about 4.5%).

Situated in this convenient central location just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Both Sainsbury's and Waitrose superstores are in the immediate vicinity as is the Dolphin Leisure complex,



whilst the town centre is close at hand offering a wide range of shops including The Broadway with its array of restaurants. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.5 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south.

GROUND FLOOR APARTMENT

Hall Built-in coats/store cupboard. Built-in airing cupboard housing hot water cylinder. Door entry phone. Radiator.

Living Room 17'6" x 11'9" (5.33m x 3.58m) TV aerial point. 2 radiators. Double glazed casement doors to patio.

Kitchen 14'6" into door recess x 5'10" (4.42m x 1.78m) Well fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space under. Plumbing for washing machine. Built-in **electric oven**, fitted **4 ring halogen hob** with concealed extractor hood over. Range of wall cupboards. Integrated **fridge/freezer**. Extractor fan. Radiator. Part tiled walls. Vinyl flooring.

Bedroom 1 14'3" x 9'5" (4.34m x 2.87m) Fitted double wardrobe with part mirror doors. Double glazed window. Radiator.

En Suite Shower Room Fully tiled shower with bi-fold glazed door, inset basin with mixer tap, cupboard beneath, adjacent top, shelving under, close coupled wc. Extractor fan. Wall strip light/shaver point. Part tiled walls. Vinyl flooring.

Bedroom 2 12' x 7'9" (3.66m x 2.36m) Built-in double wardrobe with part mirror doors. Cupboard housing gas boiler. Double glazed window. Radiator.

Bathroom White Suite comprising bath with mixer tap and shower attachment, inset basin with mixer tap, cupboard beneath, mirror and strip light/shaver point over, close coupled wc. Extractor fan. Radiator. Part tiled walls. Vinyl flooring.

OUTSIDE

Allocated Car Parking Space Located to the rear of the apartment.

OUTGOINGS

Ground Rent £175 per annum.

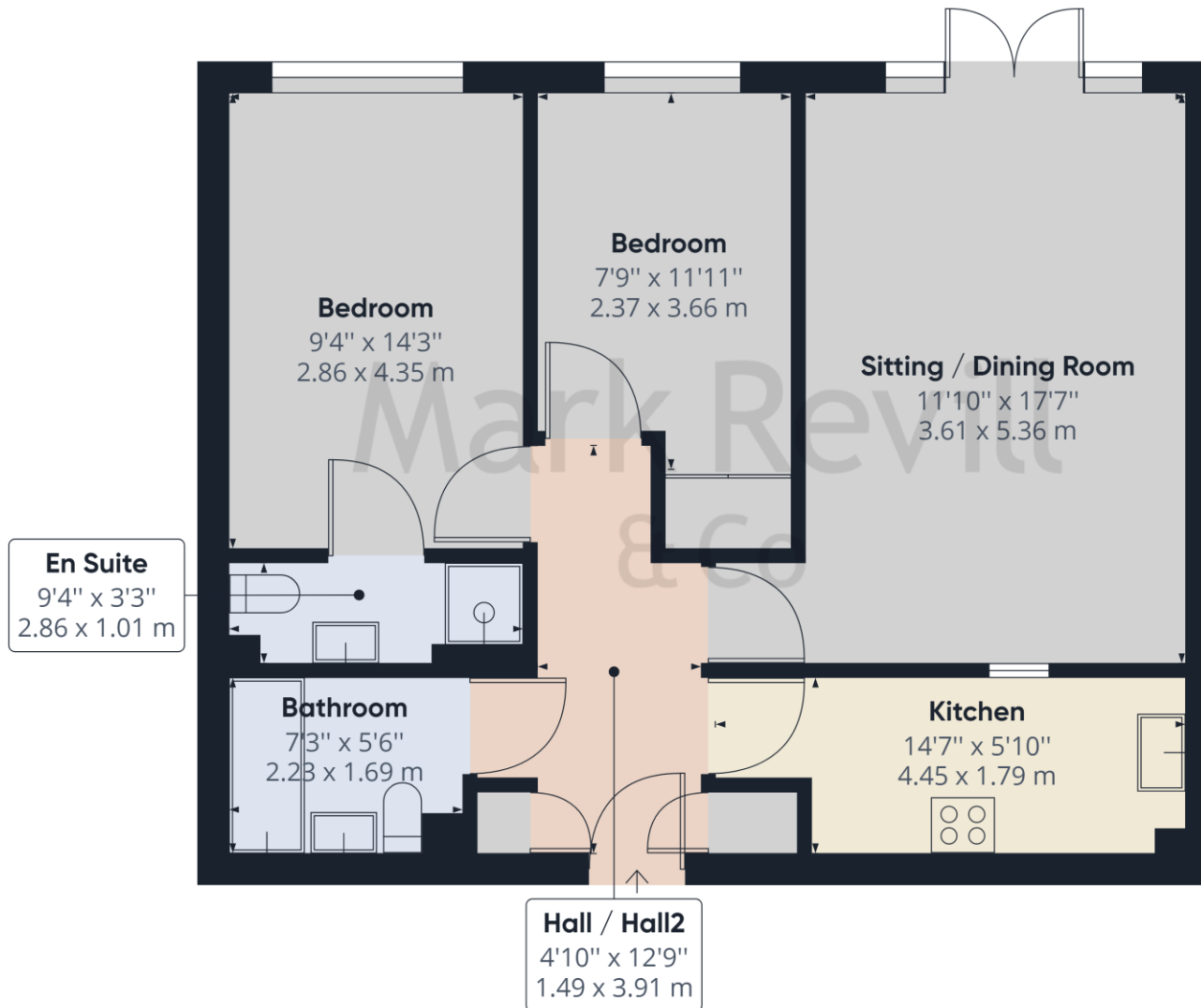
Maintenance £1,340 per annum.

Lease 125 years from 1st January 2002.

Managing Agents Pembroke Property Management: Foundation House, Coach & Horses Passage, Tunbridge Wells, TN2 5NP. Tel: 0333 344 2100.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(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⁾
689.02 ft²
64.01 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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