



**Flat 4, 5 Sydney Road**  
Haywards Heath, West Sussex. RH16 1QQ

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Guide Price £180,000

This unique top floor flat forms part of a most attractive bay fronted Victorian building situated in an excellent central location. The bright, well planned split level accommodation has the benefit of night storage heating on the 'Economy 7' tariff, double glazing and enjoys far reaching views to the west over the town. The flat incorporates a good size L shaped living room with study area, a well fitted kitchen complete with oven and hob, double bedroom and a modern bathroom with white suite. There is a door entry phone system and an allocated car parking space. The flat is ideal for a first time buyer or a buy to let investor with a potential rental income of £725-750 per calendar month (providing a gross yield of approximately 4.2%).

Situated in this convenient location just a very short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Also in the immediate vicinity is Waitrose and Sainsbury's superstores, Clair Park and woodland, local shops and the Dolphin Leisure complex. The Broadway with its array of restaurants is close at hand as is the town



centre offering a wide range of shops. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13 miles to the north, the cosmopolitan city of Brighton and the coast is 15 miles to the south and the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

## TOP FLOOR FLAT

**Hall** Ample coat and shoe storage space. Stairs to:

**Split Level Landing** Built-in storage cupboard ideal for fridge/freezer. Built-in airing cupboard housing hot water cylinder. Door entry phone.

**L Shaped Living Room with Study Area** 12'5" x 10'4" (3.78m x 3.15m) *widening to* 15'6" (4.72m) Enjoying far reaching views over the town. Good size dining/study recess. TV aerial point. 2 wall light points. Slimline storage heater. Double glazed picture window.

**Kitchen** 8'9" x 6'5" (2.67m x 1.96m) Comprehensively fitted with attractive range of white high gloss fronted units comprising inset stainless steel bowl and a half sink, extensive adjacent work surfaces and upstands to three sides, cupboards, drawers, appliance and storage space beneath. Built-in **electric oven, 4 ring halogen hob** with coloured glass splashback. Double glazed velux window. Vinyl flooring.

**Bedroom** 12'9" x 8'9" (3.89m x 2.67m) *plus door recess*. Large eaves storage area. Slimline storage heater. Double glazed velux window.

**Bathroom** White suite comprising bath with mixer tap and shower attachment with glazed screen, close coupled wc and pedestal basin. Double glazed velux window. Half tiled walls, fully tiled around the bath. Tiled flooring.

## OUTGOINGS

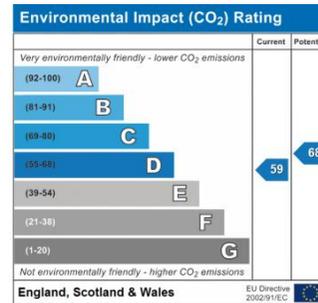
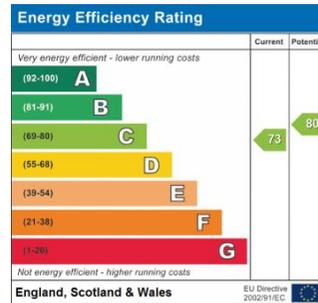
**Ground Rent** £75 per annum.

**Maintenance** £880.24 per annum plus Reserve Funds £245 per annum.

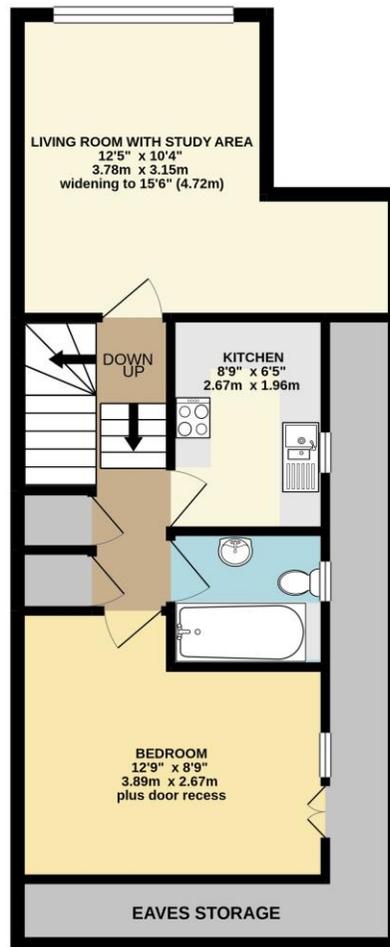
**Lease** 125 years from 25th March 1984.

## OUTSIDE

**Allocated Car Parking**



GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 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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