



39 Jireh Court
Perrymount Road, Haywards Heath. RH16 3BH

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£235,000

This exceptionally spacious first floor flat forms part of a purpose built development set in its own well kept grounds. The bright and well planned accommodation features a balcony which enjoys a delightful outlook over the woodland in Clair Park, there are 2 double bedrooms, a bathroom, good sized living room and a fitted kitchen complete with appliances. The flat has the benefit of gas fired central heating and double glazed replacement windows throughout and there is a garage plus ample car parking space provided. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor (potential rental income is approximately £950-£975 per calendar month providing a gross yield of 4.3%).

Jireh Court is situated in a central location just a short walk to Haywards Heath mainline railway 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 complex are in the immediate vicinity. The A23 lies about 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 coast is approximately 15 miles to the south.



FIRST FLOOR FLAT

Hall Tall cupboard housing electric meter, cupboard over. Radiator. Natural timber flooring.

Kitchen 10'11" x 9'6" (3.33m x 2.90m) Well fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent work surfaces to the three sides with cupboards, drawers, storage and appliance space beneath. Indesit **washing machine**. Built in Stoves brushed steel **electric double oven**, brushed steel **4 ring gas hob**, splashback and extractor hood over, flanked by wall cupboards. Further wall cupboards. Tall **fridge/freezer**. Wall mounted Glow-Worm combination gas boiler (installed in August 2018). Double glazed window. Part tiled walls. Vinyl flooring.

Living Room 15'10" x 12'5" (4.83m x 3.78m) With attractive outlook over the communal gardens and the park beyond. TV aerial point. Telephone point. Double glazed window and door to balcony. Natural timber flooring.

Balcony 14'10" x 3'6" (4.52m x 1.07m)

Inner Hall

Bedroom 1 15'7" x 10'2" (4.75m x 3.10m) Enjoying attractive wooded outlook. Large double wardrobe with floor to ceiling sliding doors. Double glazed window. Radiator.

Bedroom 2 12' x 9'10" plus door recess (3.66m x 3m) Double glazed window. Radiator.

Bathroom White suite comprising bath with independent shower over, glazed folding screen, basin with mixer tap, close coupled wc. Heated chrome towel warmer with inset radiator. Shaver point. Double glazed window. Fully tiled walls. Vinyl flooring.

OUTSIDE

Garage No. 30. Up and over door.

Ample Car Parking

Communal Gardens Arranged mainly as well tended lawns. Gate at rear providing access to Clair Park.

OUTGOING

Ground Rent £5 per annum.

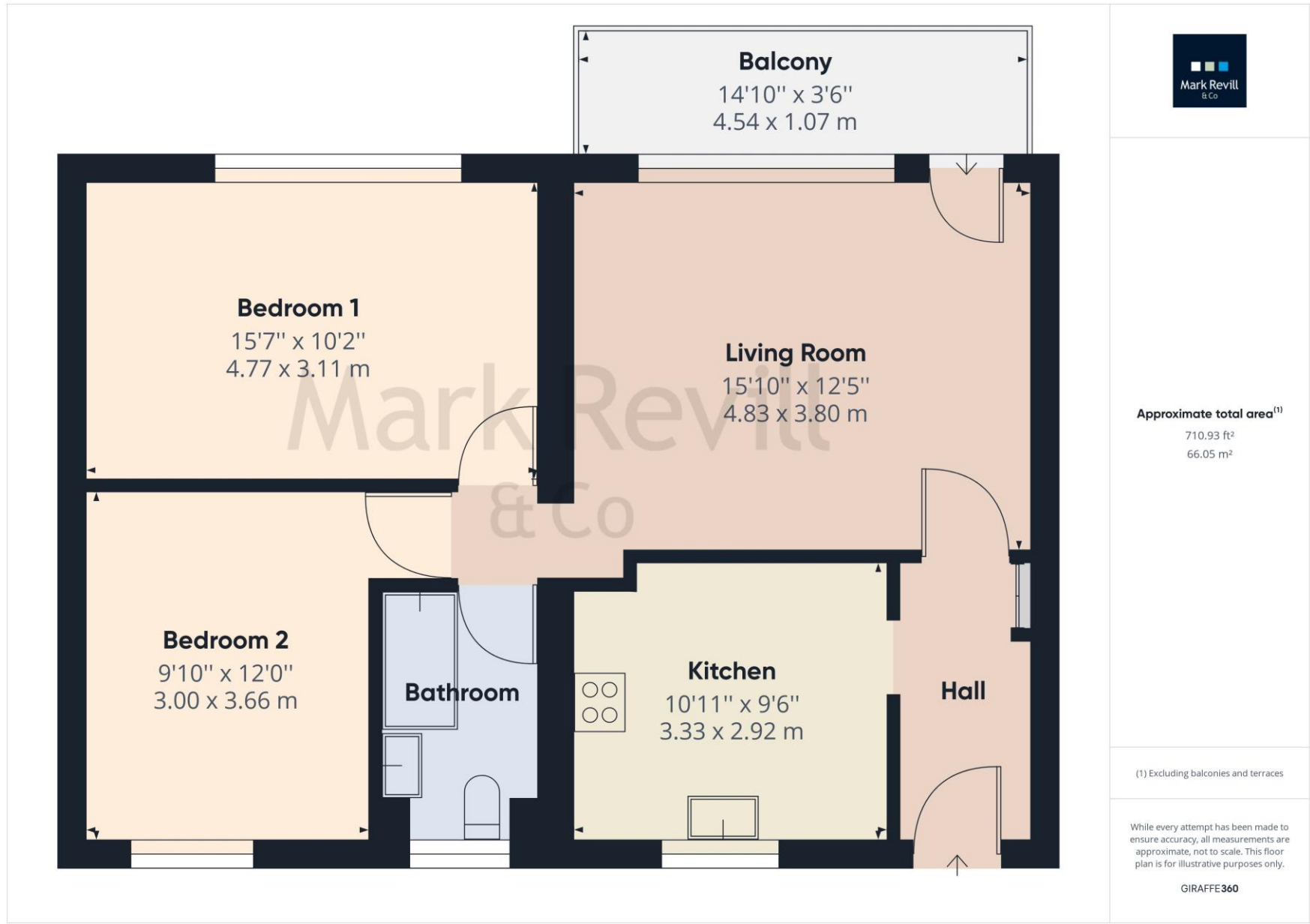
Maintenance £112.50 per month.

Lease 999 years from 1961.

Managing Agents: Parsons Son & Basley, 32 Queens Road, Brighton, BN1 3YE. Telephone: 01273 326171. Email: property@psandb.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	80
(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	



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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