



## 17 Pinfold House

Great Heathmead, Haywards Heath. RH16 1FF



Mark Reville & Co

## 17 Pinfold House, Great Heathmead, Haywards Heath. RH16 1FF

**£210,000**

This excellent second floor apartment forms part of Great Heathmead, an exclusive gated development set in its own well tended grounds. The apartment offers bright and well planned accommodation incorporates a good size living room, a well fitted kitchen complete with appliances, a spacious double bedroom with built in double wardrobe and a bathroom. The apartment has the benefit of double glazed replacement windows and off-peak electric heating with slimline storage heaters and there is an allocated car parking space. The block has a door entry intercom and residents of Great Heathmead enjoy the use of communal gardens with barbeque area, a fitness room and a car wash facility. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of approximately £850 per calendar month (providing a gross yield of 4.86%).

Great Heathmead is located just a short walk from Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are in the



immediate vicinity whilst the town centre is close at hand offering a wide range of shops, as is The Broadway with its array of restaurants. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.5 miles to the south.

## SECOND FLOOR FLAT

**L Shaped Entrance Hall** Trip switches. Telephone/internet point. Fitted shelf. Slimline storage heater.

**Living Room** 13'2" x 12'9" (4.01m x 3.89m) TV/FM aerial points. Double glazed window. Slimline storage heater.

**Kitchen** 8'9" x 8'5" (2.67m x 2.57m) Inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and **washing machine** under. Built-in **electric oven, 4 ring electric hob** and filter hood over. Range of wall cupboards and corner shelved unit. Tall **fridge/freezer**. Part tiled walls. Wood block flooring.

**Bedroom** 11'6" x 9'8" (3.51m x 2.95m) Built-in double wardrobe incorporating hanging rail and shelf. TV aerial point. Telephone point. Double glazed window. Slimline panel heater.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, fitted rail with curtain, basin with mixer tap, wc with concealed cistern. Useful shelf over. Wall light. Extractor fan. Large built-in slatted shelved airing cupboard housing cold water tank and pre-insulated hot water cylinder, floor to ceiling sliding mirror doors. Part tiled walls.

## OUTSIDE

### Allocated Car Parking Space P17

**Communal Gardens** Central water garden, barbecue area located to the rear of Wilton House. Fitness room. Bin storage. Car wash facility.

## OUTGOINGS

**Ground Rent** £200 per annum.

**Service Charge** £1357.11 per annum.

**Lease** 150 years from September 1987. **Note:** Each leaseholder owns a share of the freehold.

**Managing Agents** Graves Son & Pilcher LLP, Old Steine, Brighton BN1 1HU. Telephone 01273 321123

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>	80	83
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	





**Approximate total area<sup>(1)</sup>**

496.25 ft<sup>2</sup>  
46.1 m<sup>2</sup>

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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