



5 Clevelands

Perrymount Road, Haywards Heath, RH16 3BA

 **Mark Reville & Co**

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Guide Price £120,000 Leasehold

This is a rare opportunity to acquire a first floor studio flat in a small, purpose-built development, offered with full vacant possession and no onward chain. The property features a communal entrance with stairs leading to the first floor, where the accommodation comprises an entrance hall, a bright living/bedroom with a front facing window, a separate kitchen and bathroom with white suite. To the rear of the building, there is an allocated parking space along with a visitor's bay. This flat represents an ideal purchase for a first time buyer or an investor. It is currently let on a shorthold tenancy at £700 per calendar month, with potential to achieve a slightly higher rent, generating an approximate yield of 5.6%. The flat is sold with the benefit of a long lease.

Clevelands is ideally located just a two minute walk from Haywards Heath mainline railway station, which offers fast and frequent services to central London (Victoria/London Bridge in 42-45 minutes). The area also benefits from a Sainsbury's and Waitrose superstore and the Dolphin Leisure Centre all within easy reach. Haywards Heath town centre is a short walk away and provides a wide range of shops and amenities, while the nearby Broadway offers a variety of bars and restaurants, making this a highly convenient and desirable location.

Service Charge: £1,418 per annum (2024)

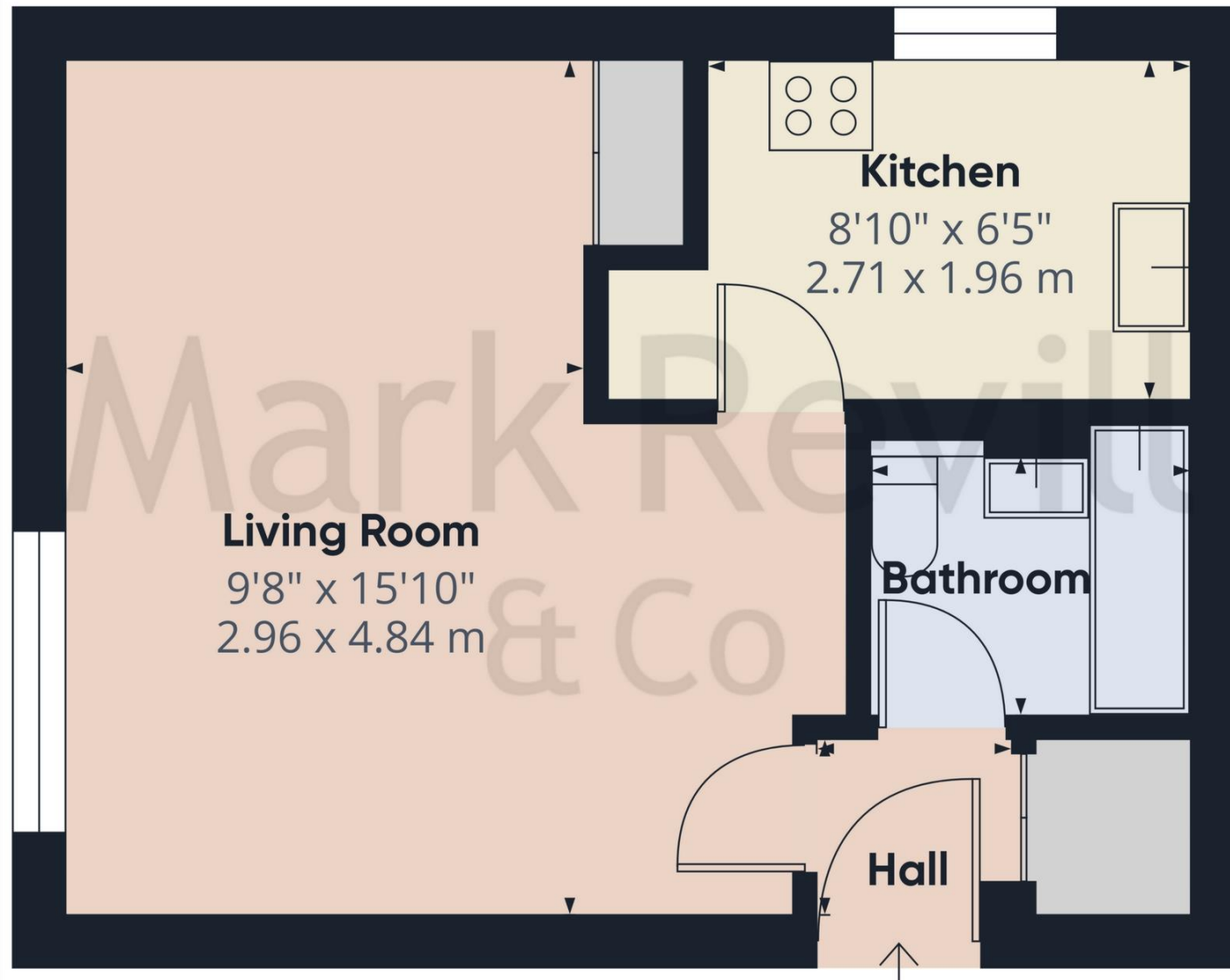
Lease: 999 years from December 1988

Note: The new leaseholder will own a share of the freehold (1/15th)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	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	



Approximate total area⁽¹⁾

321.84 ft²

29.9 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.

Calculations are based on RICS IPMS 3C standard.

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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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