



**Swallow Rise  
Haywards Heath, RH17 7GL**

**Guide Price  
£290,000 to £300,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
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## LOCATION

'The Swallows' is a recently built small development of just 51 homes in Scaynes Hill. The village itself boasts a highly regarded primary school in the form of St. Augustine's C of E and there are alternative highly regarded schools nearby. The convenience store at the petrol station in the village offers everyday essentials, and The Farmers Inn On The Green is a fantastic pub, serving food and within easy walking distance of the property. Haywards Heath, which is only a short drive away, has a direct train service to both London (in around 45 minutes) and Brighton (15 minutes), along with a variety of restaurants, bars & shops - plus supermarkets such as Sainsburys, Waitrose & Marks & Spencer. Surrounding areas can be easily accessed both East & West via the A272 and the A23 (M) lies 8 miles west at Bolney/Warninglid.

## PROPERTY

This immaculately presented two bedroom, ground floor apartment has its own private entrance. The generous living room/kitchen is bright and airy, with patio doors leading out to the private outdoor seating area. There's ample space between the living area and the kitchen for a dining table, so you really can make the most of the space available, or, as the current vendors previously did, you could utilise the 2nd bedroom as a dining room if it isn't required as a bedroom. The kitchen is finished to a high standard, with cupboard doors hiding all appliances. The main bathroom has a waterfall shower head placed over the bath, heated towel rail and just outside you'll find a separate storage cupboard - which the current vendors use as their utility space. The main bedroom is of a good size and benefits from a

mirrored fitted wardrobe plus an ensuite with walk-in shower, yet again with a waterfall shower head & heated towel rail.

The property has gas central heating throughout and due to it being under 10 years old, you still benefit from the new build warranty, putting your mind at ease.

## OUTSIDE

This attractive property is set on a popular, small development, with a footpath and lawn areas leading to the front door. The two parking spaces are set just behind the property with one under the car port, as shown. The current vendors have a dog and it's been perfect for them as you're spoilt with choice for local walks around the village & surrounding countryside.

## ADDITIONAL INFORMATION

Tenure: Leasehold

Full Lease Term: 999 years from and including 1 January 2019

Service Charge: £1,256 per annum

Ground Rent: £325 per annum

## AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





#### Buses

5 minute walk



#### Shops

Spar Convenience  
Store  
0.1 miles



#### Trains

Haywards Heath  
3.3 miles



#### Airport

Gatwick  
15.3 miles



#### Roads

M23  
11.6 miles



#### Sport & Leisure

The Dolphin Leisure Centre  
3.5 miles



#### Rental Income

£1,200 pcm  
Rental Yield – 4.8%



#### Schools

St Augustine's C of E  
Primary  
Northlands Wood Primary  
Academy  
Oathill Community College



#### Broadband

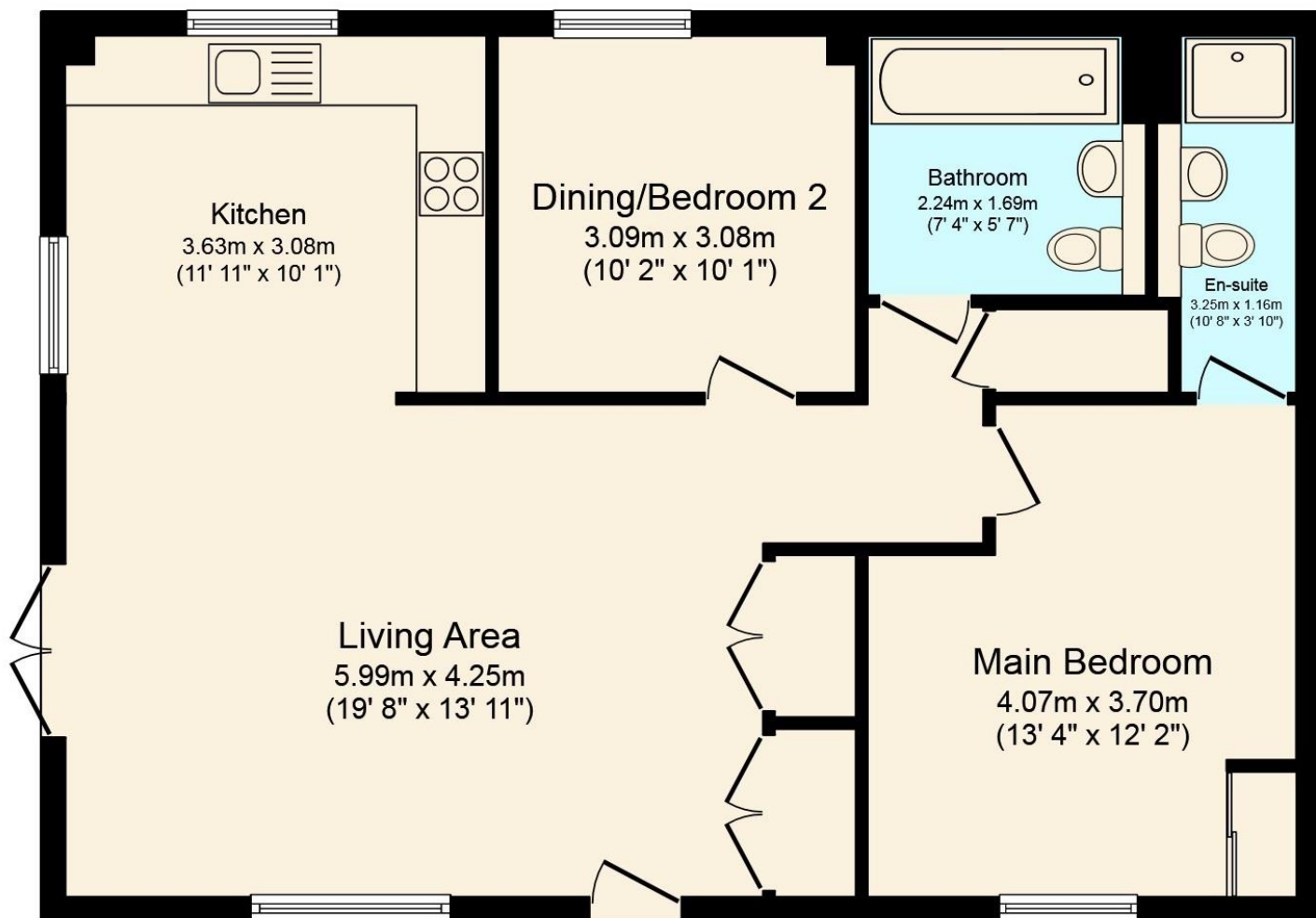
Up to 145 Mbps



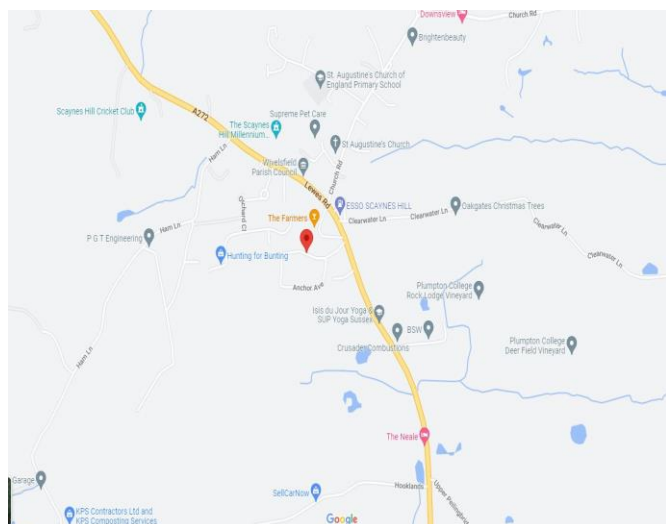
#### Council Tax

Band D





## Map Location



## Total Approximate Floor Area

**849 sq ft / 79 sq m**

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(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	

**Viewing arrangements by appointment through Brock Taylor**

**01444 474447**  
**hhsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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