



**LOOK what's
coming onto
the market
SOON...**

**for
sale**

?

**contact us now for more details
and to register your interest**



Larch Way, Haywards Heath RH16 3TY

welcome to

Larch Way, Haywards Heath

- Ground floor apartment
- One double bedroom
- Open plan living and kitchen area
- Front garden with views over open green space
- Close to Tesco Express, pharmacy and local pub
- Easy access to Princess Royal Hospital
- Ideal first home or investment opportunity

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000

A well presented one bedroom apartment featuring an open plan living/kitchen area, double bedroom, and front garden overlooking open green space. Ideally located near Tesco Express, The Snowdrop Inn, and the Princess Royal Hospital, this property is perfect for first time buyers or investors alike.



Living / Kitchen

15' 3" at max x 14' 3" at max (4.65m at max x 4.34m at max)

Bedroom 1

10' 2" x 8' 7" (3.10m x 2.62m)

Bathroom

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Property Ref:

HHT110035 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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