



**38 Trevelyan Place**  
Heath Road, Haywards Heath, RH16 3AZ



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£260,000

This excellent ground floor apartment forms part of the exclusive Trevelyan Place gated development constructed about 25 years ago by Barratt Homes. The bright, spacious and well designed accommodation has the benefit of gas central heating and double glazing and incorporates a fine sitting/dining room, a well fitted kitchen complete with appliances, 2 bedrooms, en suite shower room to the main bedroom and a further bathroom. There is an allocated car parking space adjacent to the block plus visitors parking and there is a security door entry intercom. The apartment is ideal for a first time buyer, those wishing to downsize or a buy to let investor with the potential rental income of approximately £1,000 - £1,100 per calendar month (providing a gross yield of just over 4%).

Situated in this convenient central location lying between Heath Road and Church Road, just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Waitrose and Sainsbury's superstores are close at hand as is the Dolphin Leisure centre, whilst 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, the cosmopolitan city of Brighton and the coast is 14.3 miles to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR FLAT

**L Shaped Hall** Large built-in airing/storage cupboard housing wall mounted Baxi gas boiler, radiator and slatted shelving. Further large built-in coats/wardrobe with hanging rail and high level shelf. Radiator.

**Living Room** 15'7" x 10'3" (4.75m x 3.14m) Attractive mock fireplace with decorative surround, tiled insert and hearth, fitted coal effect electric fire. TV aerial point. Telephone/internet point. 2 double glazed windows. 2 radiators.

**Kitchen** 8'10" x 6'11" (2.69m x 2.12m) Well fitted with attractive range of units with laminate work surfaces comprising inset stainless steel sink with mixer tap, adjacent worktops, cupboards, drawers and appliance space beneath. Built-in **electric oven**, fitted **4 ring gas hob** with filter hood and cupboard over, flanked by wall cupboards. Bosch **washing machine**. Further range of wall cupboards. Tall **fridge/freezer**. Part tiled walls. Wood effect vinyl flooring.

**Bedroom 1** 15'7" x 9'1" (4.76m x 2.79m) Fitted triple wardrobe with shelving, hanging and shoe rails. TV aerial point. Telephone/internet point. Double glazed window. Radiator.

**En Suite Shower Room** White suite comprising fully tiled glazed shower with Aqualisa fitment, close couple wc and inset basin, cupboard beneath, flanked by useful shelf. Radiator and shelving under. Mirror with small strip light/shaver point over. Extractor fan. Part tiled walls.

**Bedroom 2** 9'6" x 8'5" (2.90m x 2.58m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, tiled surround, close coupled wc and inset basin with cupboard under, adjacent shelf with radiator beneath. Mirror with small strip light/shaver point over. Part tiled walls.

## OUTSIDE

**Allocated Car Parking Space**

**Communal Gardens** Arranged mainly as lawns. Rear door from communal hall provides access to a garden area behind the building.

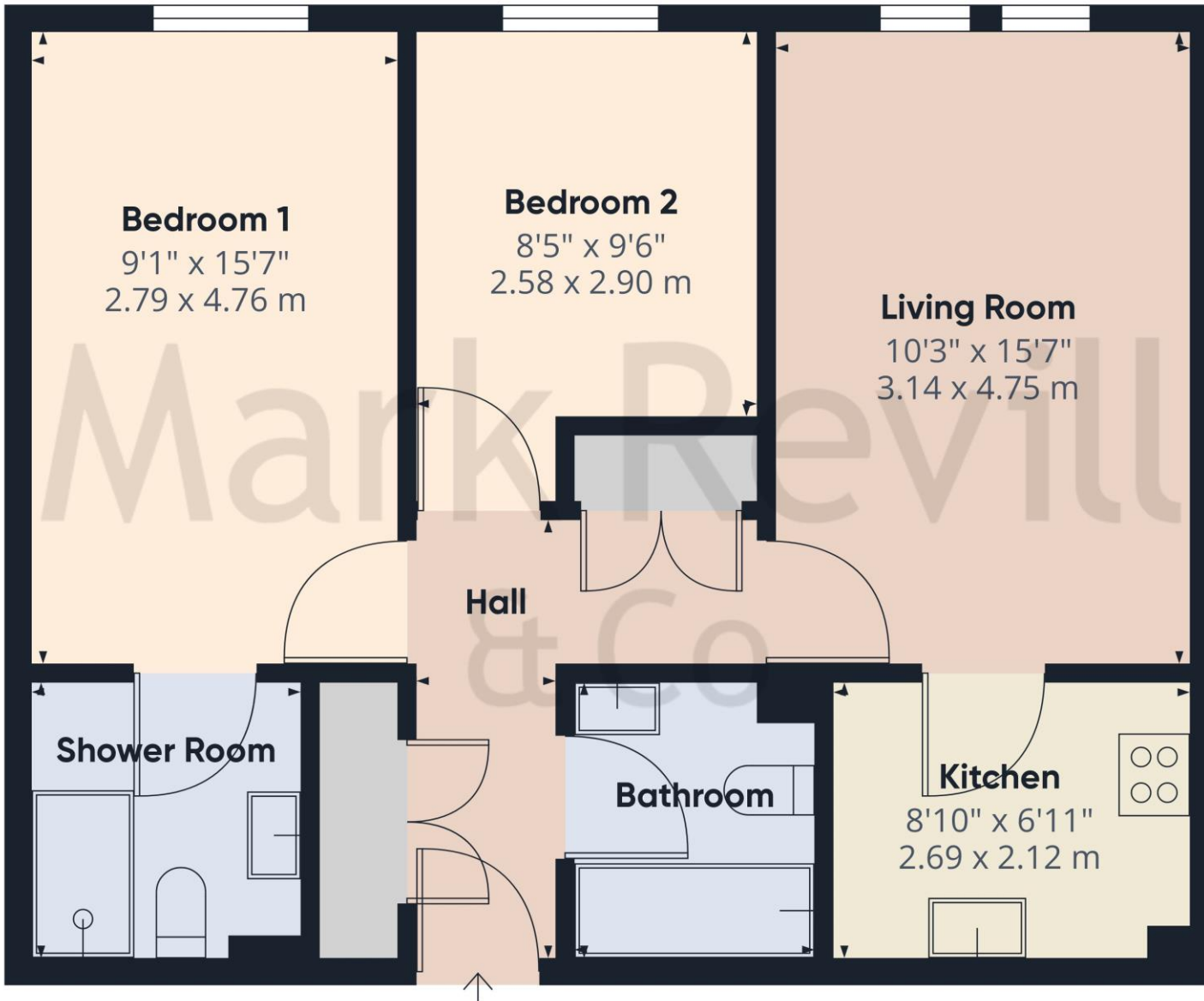
## OUTGOINGS

**Ground Rent** £328.48 per annum (to be verified).

**Maintenance** £1,304 per annum (to be verified).

**Lease** 125 years from 1999.





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

621.33 ft<sup>2</sup>

57.72 m<sup>2</sup>

(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.

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