



1 Laurel House
Great Heathmead, Haywards Heath, West Sussex. RH16 1FE

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£175,000

This excellent ground floor apartment forms part of Great Heathmead, an exclusive gated development set in its own well tended grounds. The apartment enjoys access to a patio opening to the communal gardens and the well planned accommodation 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 within the attractive communal grounds, there is a fitness room (nominal charge), a car wash facility and a barbeque area. 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 £875-£900 per calendar month (providing a gross yield of about 6%).

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.

Entry intercom system gives access to communal entrance hall with stairs down to the lower level.

GROUND FLOOR APARTMENT

Hall Slimline storage heater with decorative cover. Wall cupboard. Shoe racks, shelving and coat hanging rail. Trip switches. Telephone point.

Living Room 13'1" x 8'7" (4.01m x 2.62m) Range of fitted wall cupboards and glazed display units. TV aerial point. Double glazed sliding door with security shutter to:

Paved Patio With outlook to this central water garden feature.

Inner Hall Fitted open shelving. Wide opening to:

Kitchen 12'1" x 6'5" (3.70m x 1.97m) Fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent natural wood work surfaces, cupboards, drawer, shelving and appliance space with plumbing for washing machine under. Built-in brushed steel AEG **electric oven**, fitted AEG **4 ring halogen hob** and filter hood over. Range of tall wall cupboards including drawer and shelved unit. Space for upright fridge/freezer. Fitted breakfast bar with matching timber top. Extractor fan. Part tiled walls. Vinyl flooring.

Bedroom 9'6" x 7'2" (2.92m x 2.20m) Fitted open shelving. Double glazed window.

Bathroom White suite comprising bath with mixer tap and shower attachment, tiled surround, basin with single lever mixer tap, close coupled wc. Large airing cupboard with floor to ceiling sliding mirror doors housing insulated hot water cylinder and slatted shelving. Wall unit with mirror door. Shaver point. Extractor fan. Fully tiled walls. Vinyl flooring.

OUTSIDE

Allocated Parking Space

COMMUNAL FACILITIES

Within the grounds there is a separate **fitness room** and beautifully tended mature **grounds** including a central water feature, laid as lawns and borders also a communal **barbecue area** and **car wash facility**.

OUTGOINGS

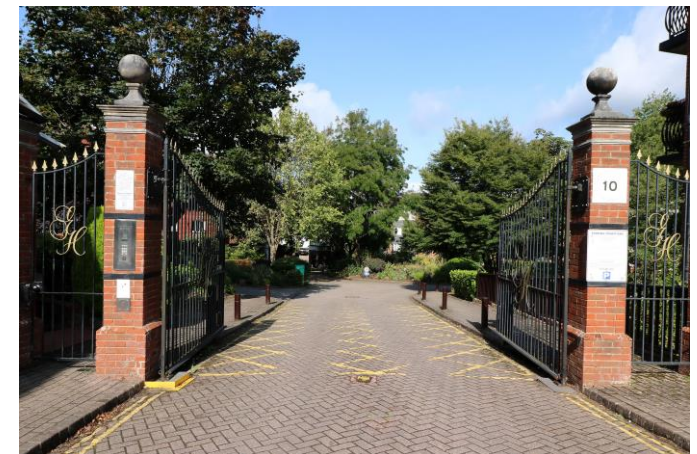
Ground Rent £200 per annum.

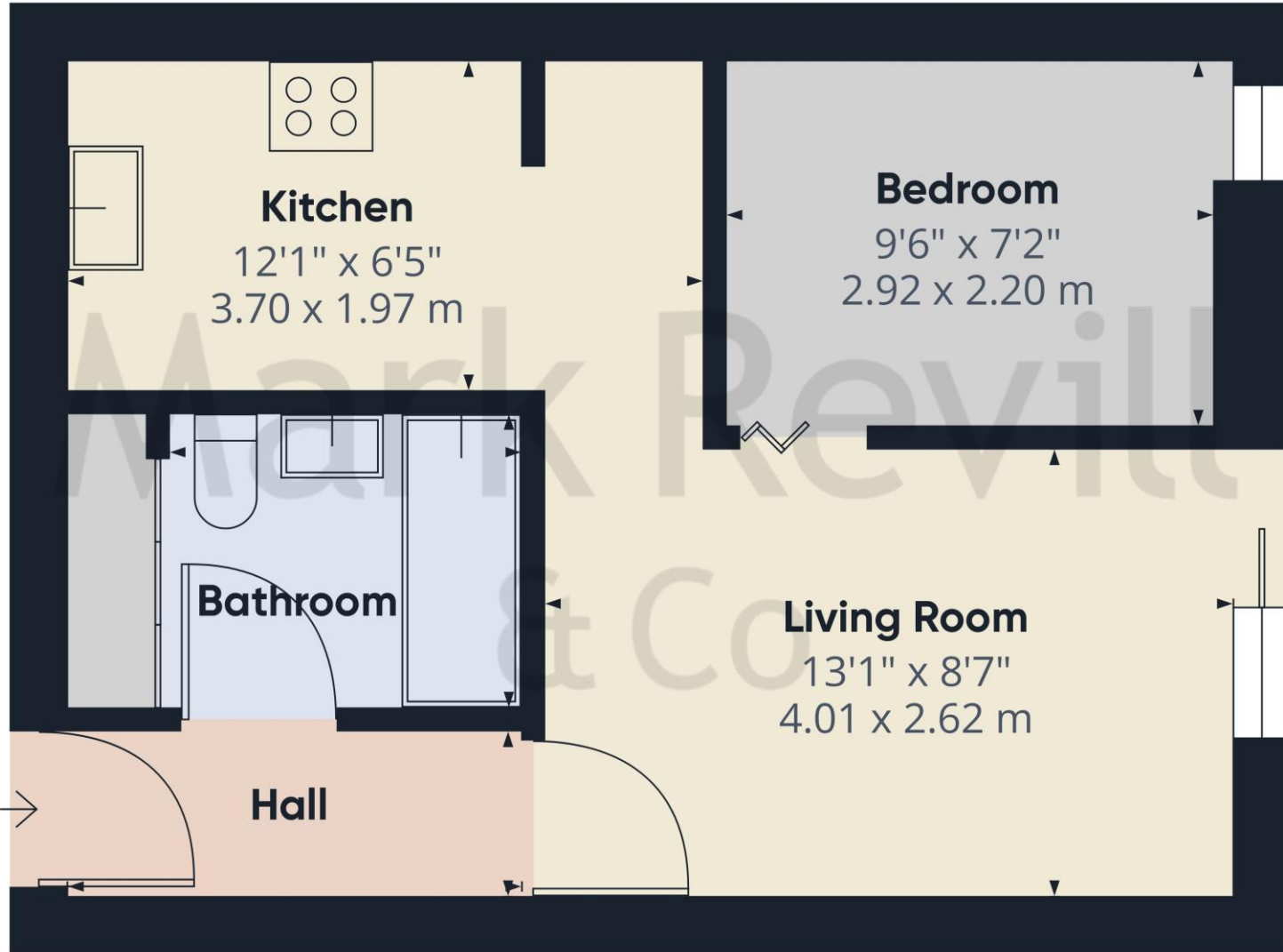
Maintenance £896.56 per annum.

Buildings Insurance £151.62.

Lease 150 years from 1987.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(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⁾
343.91 ft²
31.95 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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

