



**48 Hurstfield Crescent**  
Haywards Heath, RH17 7GG

■ ■ ■ Mark Reville & Co

## 48 Hurstfield Crescent Haywards Heath, RH17 7GG

**Guide Price £235,000 Leasehold**

This exceptional one bedroom apartment sits on the top floor with elevated views. The property was built just 4 years ago and has bright and spacious accommodation featuring; a large double aspect kitchen/living room with Juliet balcony, a double aspect bedroom with built in wardrobes, a modern bathroom and 2 good sized storage cupboards. The building has the benefit of a video entry system, bike store and communal gardens. The property has an allocated parking space plus visitors, double glazing and gas central heating throughout and is being sold with the benefit of no ongoing chain and the remainder of the NHBC warranty.

Hurstfield Crescent occupies a much favoured quiet location on the south eastern edge of Haywards Heath close to Princess Royal Hospital and within easy reach of the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the town also offers several parks, a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies 6.4 miles to the west via the recently opened bypass, Gatwick Airport is just over 15 miles to the north and the cosmopolitan city of Brighton and the coast is 14 miles to the south, whilst the South Downs National Park is just a short drive away offering a beautiful natural venue for countryside walking.

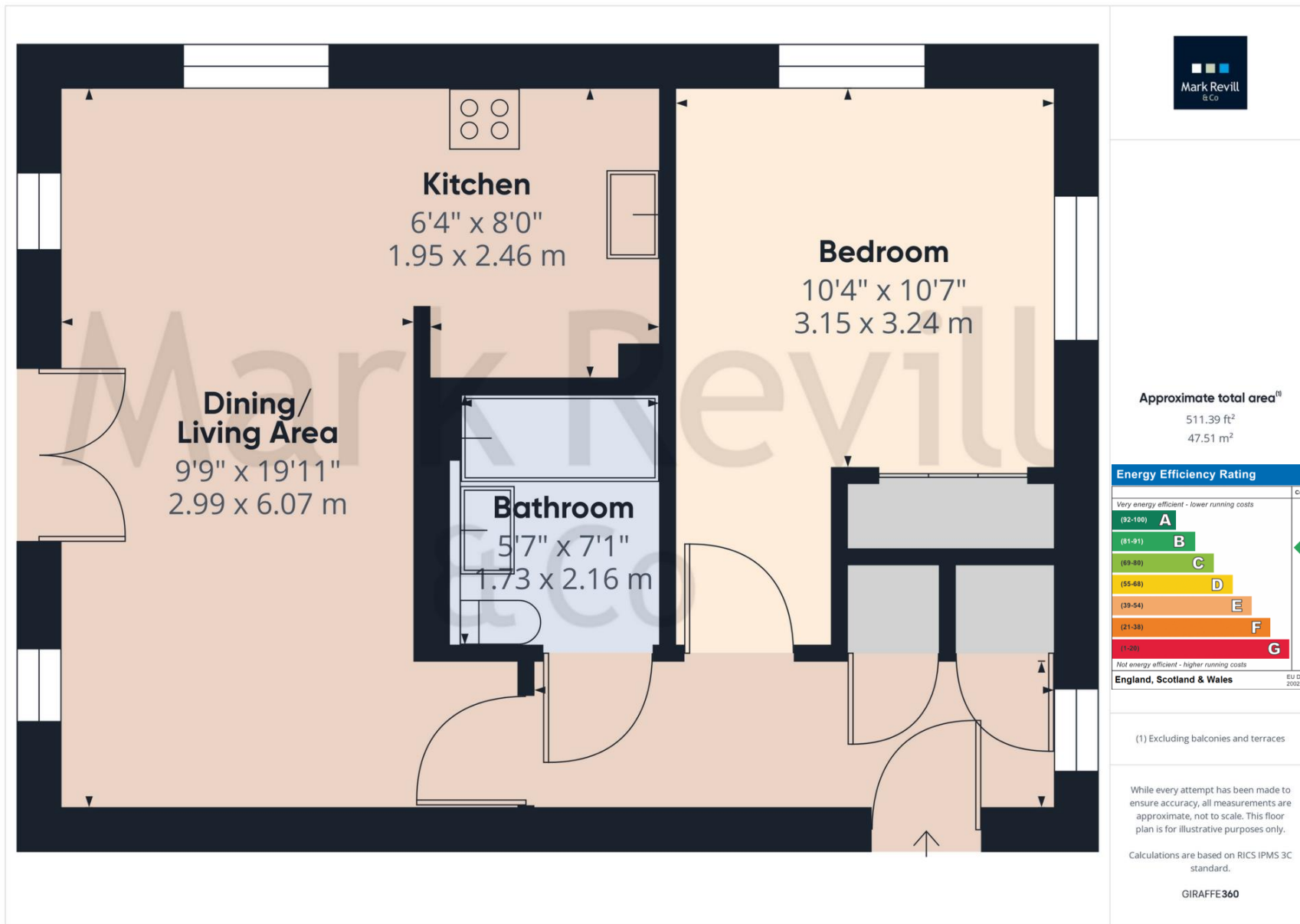
**Ground Rent: £225 per annum.**

**Service Charge: £1,200.**

**Lease: 119 years remaining.**







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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