



**10 Sutton Tye**

61 Oathall Road, Haywards Heath, RH16 3EL

■ ■ ■ Mark Revill & Co



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### Guide Price £250,000 Leasehold

This splendid first-floor apartment forms part of an exclusive development built in 2007 and offers a blend of modern living and comfort. The property features an open-plan kitchen/living room, perfect for entertaining, with patio doors leading to a private balcony. The kitchen is fully equipped with integrated appliances including undercounter fridge and freezer, hob, oven, microwave and dishwasher. The bedroom has built-in wardrobes and a Velux window that adds character and light. The stylish bathroom includes both a separate bath and shower for convenience. Additionally, there is a large storage cupboard in the hallway. The apartment also comes with the added benefit of underground gated parking, gas central heating and double glazing. Residents can enjoy the communal gardens and the building features a telephone entry system and a lift. Offered with no ongoing chain, this property is an excellent opportunity particularly for first time buyers or as investment.

Situated in this highly desirable mature location just a short walk of the mainline railway station offering a fast and frequent commuter service to London (Victoria/London Bridge 45 minutes). Haywards Heath town centre with its wide range of shops is close at hand, as is The Broadway with a wide range of bars and restaurants, Sainsburys & Waitrose superstores and the Dolphin Leisure Complex. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick International Airport (16 miles), Brighton (16 miles) and the south coast.

Ground Rent: £200 per annum  
Maintenance: £3,000 per annum  
Lease: 106 remaining









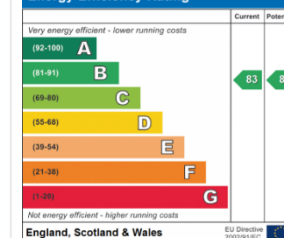
#### Approximate total area<sup>(1)</sup>

516.24 ft<sup>2</sup>  
47.96 m<sup>2</sup>

#### Balconies and terraces

87.73 ft<sup>2</sup>  
8.15 m<sup>2</sup>

#### Energy Efficiency Rating



(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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



Mark Revill & Co