



25 Harlands House
Harlands Road, Haywards Heath, RH16 1LA

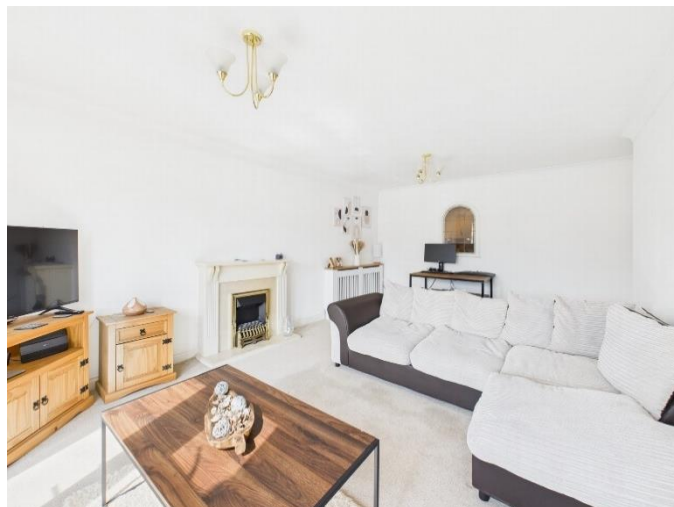
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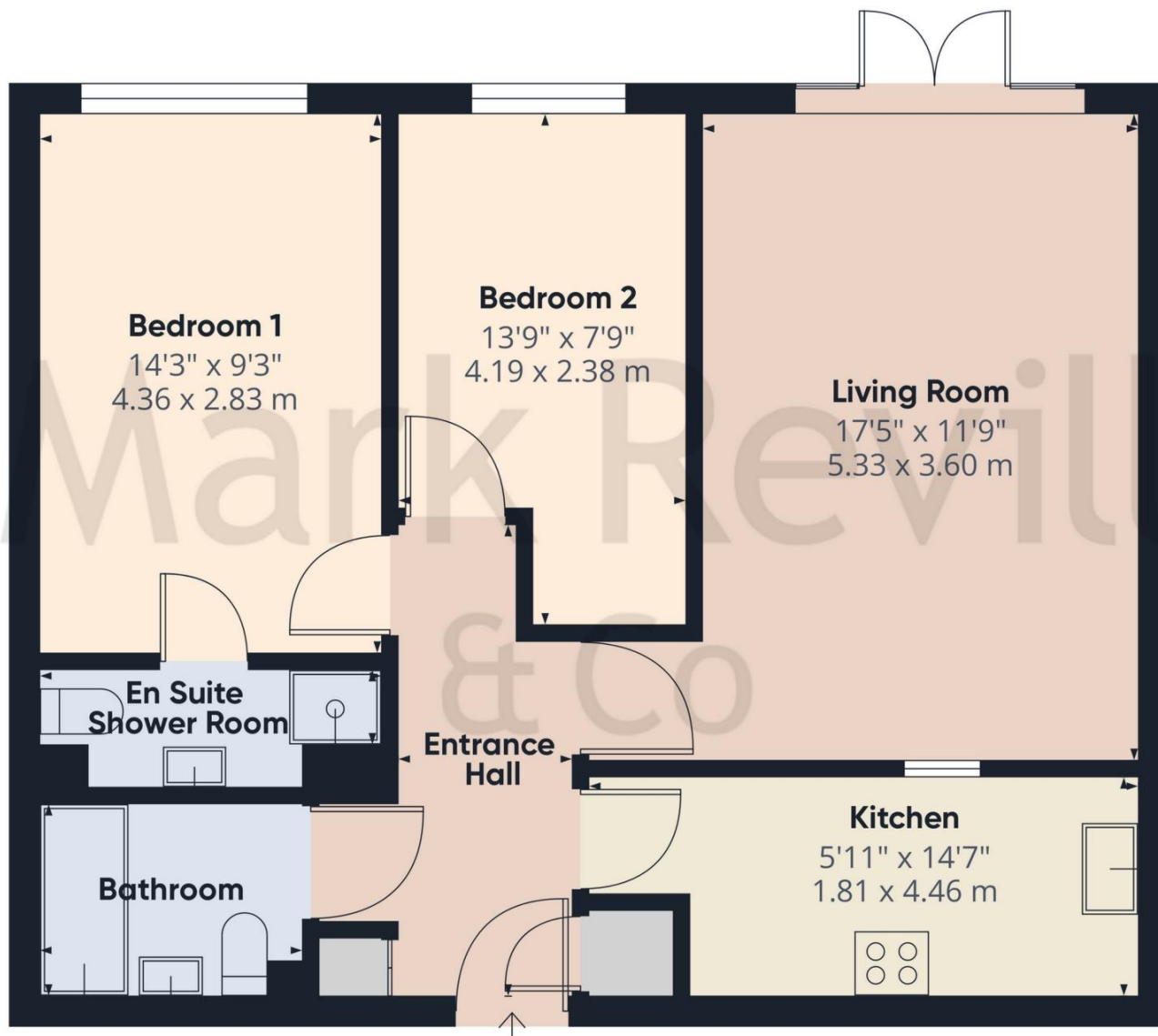
Guide Price £275,000 Leasehold

This well appointed two bedroom second floor apartment is situated within the sought after Harlands House development, offering a secure and convenient lifestyle just a short distance from Haywards Heath mainline station and the town centre. Designed for comfort and ease, the property benefits from an entry system, lift service and private allocated parking within a gated residents' car park with an automatic door. The accommodation comprises; an entrance hall, spacious lounge/dining room with a feature fireplace and patio doors leading to a sun balcony, a modern fitted kitchen with built-in appliances, a generous main bedroom with an en suite shower room and a well-proportioned second double bedroom. There is also a modern white bathroom suite. The property is offered for sale in excellent condition throughout, benefiting from gas central heating and uPVC double glazing, making it a comfortable and energy-efficient home. This apartment is an excellent choice for first time buyers, professionals, or investors with a potential rental income of £1,200 per calendar month. Viewing is highly recommended.

Located in a highly desirable area, the apartment is within easy walking distance of Haywards Heath train station, providing fast and frequent services to London (approx. 45 mins), Gatwick Airport, and Brighton. The town centre and The Broadway offer a variety of shops, cafés, bars, and restaurants, including Waitrose, Marks & Spencer and a Café Nero. Local leisure and outdoor spaces such as Victoria Park and Clair Hall Gardens provide green open spaces, tennis courts, and walking trails.







Approximate total area⁽¹⁾
674.36 ft²
62.65 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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.

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 **Mark Revill & Co**