



44 Hurstfield Crescent
Haywards Heath, RH17 7GG

■ ■ ■ Mark Reville & Co

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Guide Present £280,000 Leasehold

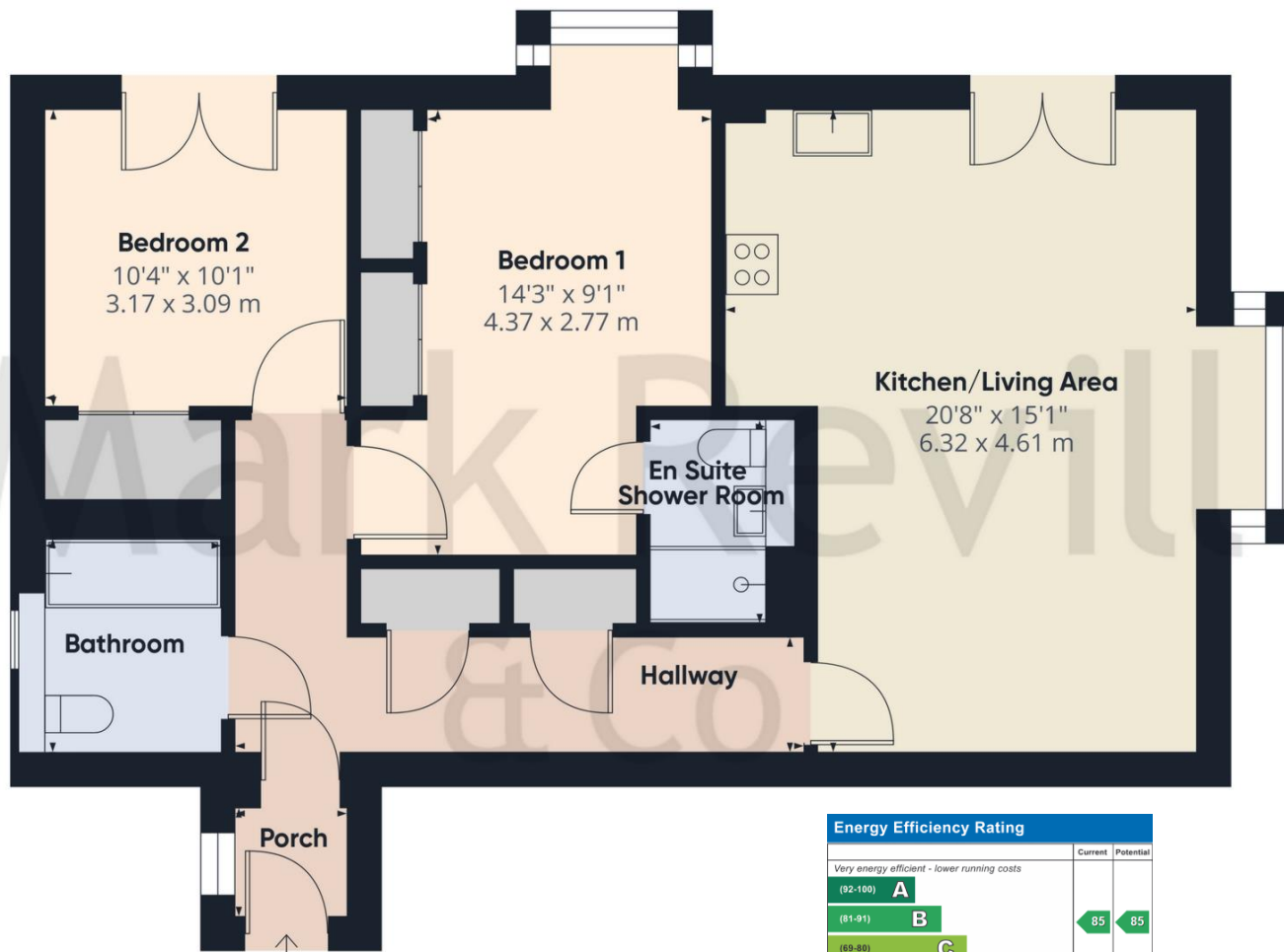
A high quality, ready-to-move-into apartment, forming part of the sought after 'Greenhill Gardens' development built by the renowned Taylor Wimpey. This beautifully presented 2 bedroom first floor apartment offers spacious accommodation in a peaceful, green setting. Immaculately maintained and exceptionally bright, the apartment features a generous open-plan kitchen/living space, perfect for entertaining, with integrated appliances, dual aspect windows, and a Juliet balcony with a lovely woodland outlook. The principal bedroom boasts a contemporary en-suite, while the second double bedroom is served by a modern, neutral family bathroom. Additional benefits include security entry phone and alarm, allocated parking, use of communal gardens, several useful storage cupboards, bike store and the remainder of the new homes warranty. Offered with no upward chain, this is a superb opportunity for first time buyers or investors. The property is available fully furnished by separate negotiation, ideal for those looking for a turnkey home. Internal viewings are highly recommended.

Situated on the south east edge of Haywards Heath, 'Greenhill Gardens' enjoys a quiet position off Hurstwood Lane, close to the Princess Royal Hospital and surrounded by scenic woodland walks. The town centre offers an excellent range of amenities including Sainsbury's and Waitrose superstores, a leisure centre and a mainline railway station with regular services to London (Victoria/London Bridge in approximately 42-45 minutes). There are several well-regarded schools nearby, and the A23 is just 6 miles away, giving swift access to Brighton (15 miles), Gatwick Airport (16 miles) and the wider motorway network.

Ground Rent: £250 per annum
Service Charge: £1,372.16 per annum
Lease: 125 years from 2019







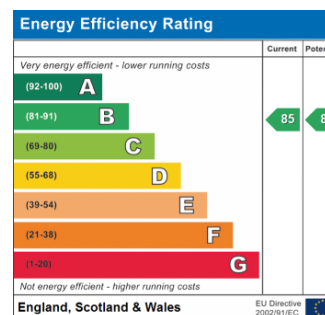
Approximate total area⁽¹⁾
786 ft²
72.8 m²

(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 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.

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