



Radnor House, Harlands Road, Haywards Heath
£245,000 Leasehold



18 Radnor House, Harlands Road, Haywards Heath, West Sussex, RH16 1LN

£245,000 Leasehold

- *Excellent location*
- *Long 999yr Lease with 975yrs remaining*
 - *Open plan living room and kitchen*
 - *Ideal first time buyer opportunity*
 - *May benefit from some updating*
- *Allocated and secure gated parking*
 - *2 Bedoroms*
 - *Good rental potential*
 - *No onward chain*
 - *Double glazed windows*

This bright and uniquely designed first-floor apartment is a former office-renovated to an apartment building approximately 20 years ago. This interesting apartment offers a dual aspect open plan living room with kitchen that benefits from double glazing and electric heating throughout.

Key Features:

Spacious Open Plan Living: The apartment features a very spacious open plan living room that seamlessly integrates with a fitted kitchen. The kitchen is equipped with an oven, hob, plumbing and space for a washing machine, and space for undercounter fridge and freezer.

Two Bedrooms: There are two well-proportioned bedrooms, perfect for a small family, a couple, or even as a guest room and home office.

Fitted Bathroom: The bathroom is fitted with a matching white suite with low level WC, hand basin and bath with shower fitting.

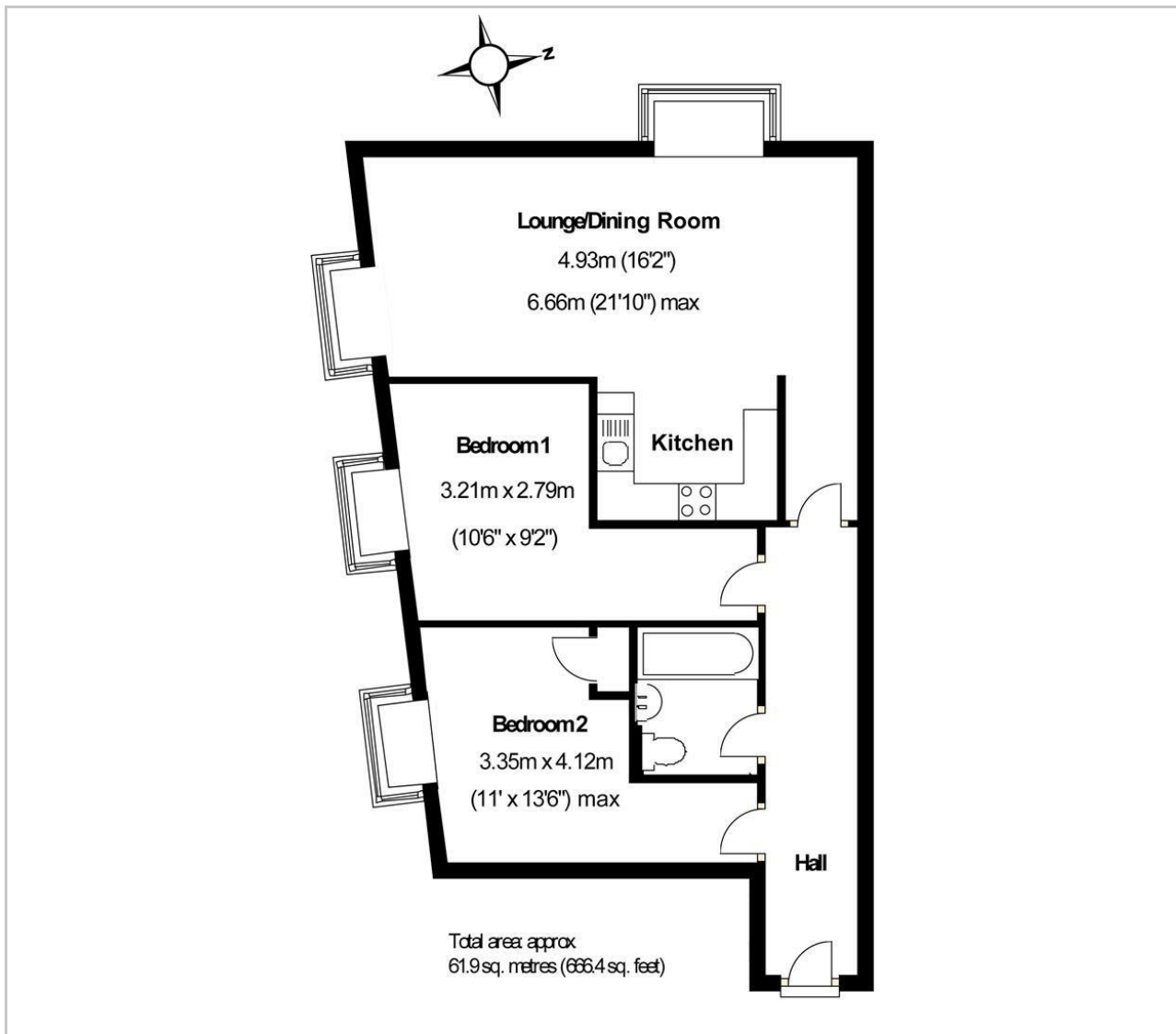
Secure Parking: The property includes an allocated undercover car parking space, which is approached through security gates, adding an extra layer of safety and convenience.

Secure Entry: The building is equipped with a door entry phone system, ensuring security and peace of mind for all residents.

Investment Potential: This apartment is an ideal purchase for first-time buyers or buy-to-let investors. With a potential rental income of approximately £1100-£1200 per calendar month, it provides a gross yield of about 5.25%, at a rent of £1100 and 5.76% at £1200 making it a realistic investment opportunity.



Floor Plans



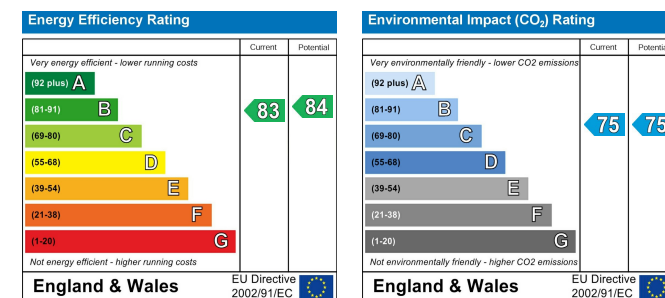
Local Amenities: Situated in a highly convenient central location, this apartment is just a very short walk from Haywards Heath mainline station, which offers a fast and frequent service to central London (Victoria/London Bridge in 42-45 minutes). The Dolphin Leisure complex is nearby, providing excellent recreational facilities. Both Sainsbury's and Waitrose superstores are in the immediate vicinity, making grocery shopping convenient and easy. The town centre, offering a wide range of shops, is close at hand, as is The Broadway, known for its array of restaurants and bars, perfect for dining and socializing.

For those traveling by car, the A23 is approximately 5 miles to the west, providing direct access to the motorway network. Gatwick Airport is located 13.5 miles to the north, making international travel convenient. Additionally, the vibrant city of Brighton and its beautiful coastline are about 15 miles to the south, ideal for weekend getaways and enjoying the seaside

Lease: 999 years from January 2000
Local Authority: Mid Sussex District Council
Service Charge: £ TBC
Ground rent: £ TBC
Council Tax Band: 'C' (£1980.37 - 2024/2025)

Managing Agents:
HES Estate Management Ltd, 2 Chartland House, Old Station Approach, Leatherhead, Surrey
KT22 7TE

Energy Performance Graph



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