



25 Sharrow Close, Haywards Heath, RH16 3AY

£1,300 Per Calendar Month

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A superb two double bedroom ground floor flat in a prime location in central Haywards Heath. The flat has been recently renovated with new kitchen & bathroom and a garage. Offered unfurnished and available now.

The Property...

At over 18ft, the impressively spacious sitting/dining room offers plenty of space and is the heart of the home. There are two large south facing windows that overlook the communal gardens and flood the room with natural light throughout the day.

The stylish kitchen was refitted in 2023 with tasteful "putty grey" units, concrete effect worktops, plenty of storage space and a range of integrated appliances including oven, gas hob and fridge/freezer.

Bedroom wise, there are two excellent sized doubles with the main bedroom having fitted wardrobes.

Both bedrooms are served by the contemporary refitted bathroom, which is fully tiled and has a modern white suite with power shower over the bath. The heated rail ensures the towels are nice and warm.

Off the hallway you have two large storage cupboards and a cleverly created utility cupboard which houses the washing machine.

Other Benefits...

The flat is neutrally decorated. There is gas fired central heating, upgraded electrics and uPVC double glazed windows throughout.

Outside...

Outside, Sharrow Close has really well-kept communal gardens with benches meaning you can sit out and enjoy some fresh air.

There is plenty of residents permit parking and the flat comes with a single garage with new door.

Location...

Location wise, it really doesn't get much more convenient than Sharrow Close. Located on Heath Road you are within a two minute walk of The Broadway - the town's buzzing social centre with an array of bars, cafés and restaurants including Cote Brasserie, Prezzo, Banana Tree, Pizza Express, Orange Square, WOLFOX coffee roasters (brilliant for a brunch) and Lockhart Tavern Gastropub (great Sunday Lunches). Extensive shopping facilities can be found in the nearby 'Orchards Shopping Centre with its Marks & Spencers. The town also has Waitrose and Sainsbury's which are a mile distant.

For commuters, Haywards Heath's mainline station provides fast, regular services to London, Brighton and Gatwick International Airport. Southern and Thameslink services run roughly every 15 mins and you can be at Victoria/London Bridge within 47 mins and at Gatwick within 20 mins.

By car, surrounding areas can be easily accessed via the A272 and A23(M) with the latter lying 5 miles west at Bolney.

Finer Details...

Local Authority: Mid Sussex District Council; Council Tax Band: C - £1,884.62 for 2024/25 (For a guide only. Please contact Mid Sussex District Council for exact figures).

Permitted Tenants Fees:

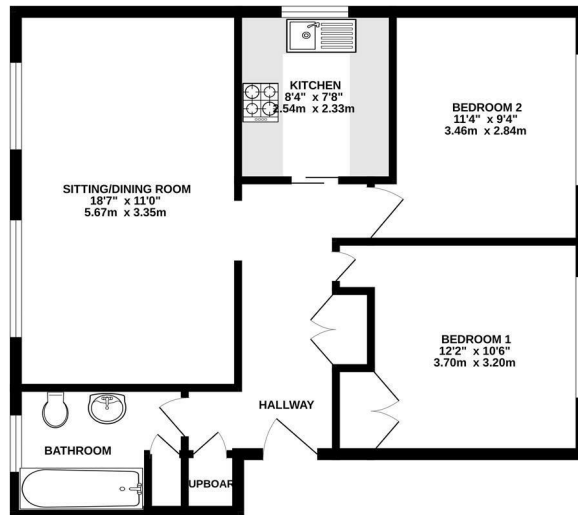
Before the tenancy starts (Payable to PSPhomes 'the agent')

Holding deposit - £300.00 (one weeks rent)

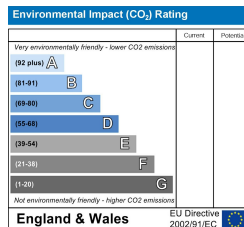
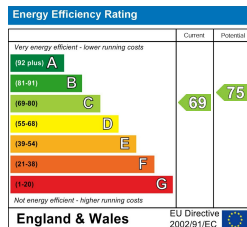
Deposit - £1500.00 (five weeks rent)

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.7 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally. Made with MyHomeSpace



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