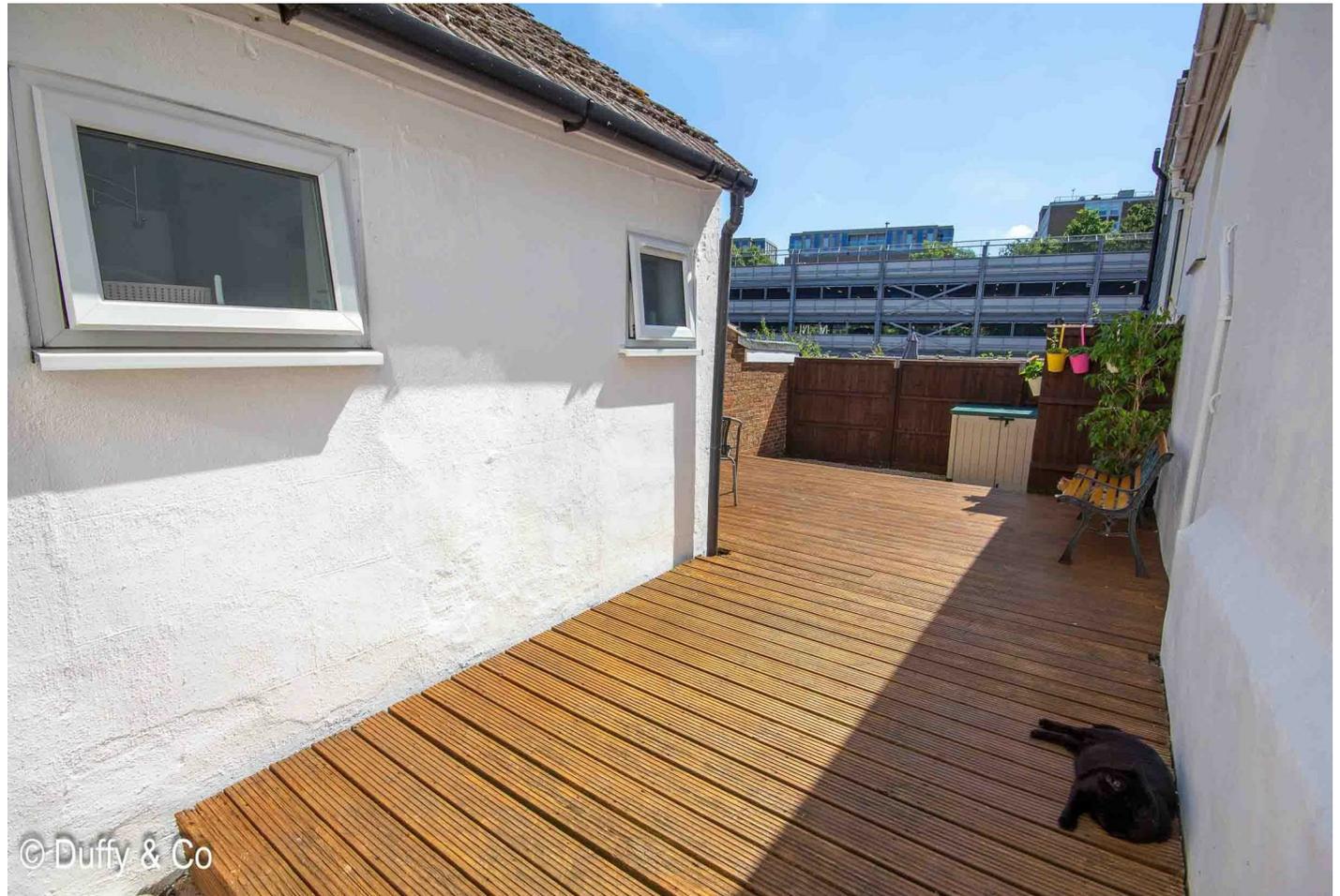




15 Boltro Road, Haywards Heath, Sussex, RH16 1BP
Guide Price £175,000 Leasehold



15 Boltro Road, Haywards Heath, Sussex, RH16 1BP

£175,000 Guide Price Leasehold

- Just a stone's throw from Haywards Heath mainline station
- Surprisingly large and private decked patio garden – ideal for entertaining
- Modern galley-style kitchen with built-in oven and gas hob
- Gas central heating and double glazing throughout
- Potential rental income of £900–£950 pcm (5–6% yield)
- Quirky and characterful ground floor flat with a unique layout
- Double bedroom with garden views
- Refitted shower room and separate WC
- Generous 469 sq ft of internal space
- EPC rating C

Tucked away on Boltro Road, just moments from Haywards Heath mainline station, this quirky and unusually laid-out ground floor flat offers a fantastic opportunity for first-time buyers or investors seeking something with character.

Offering 469 sq ft of internal space, the property features a bright bay-fronted living area, a modernised shower room, and a double bedroom overlooking a surprisingly large and private decked patio garden — a rare bonus in such a central location.

The galley-style kitchen is located at the rear of the property, on a split-level step down from the hallway, adding to the home's unique charm. It includes built-in appliances and useful storage space currently utilised for a tumble dryer, making it both practical and well thought-out.

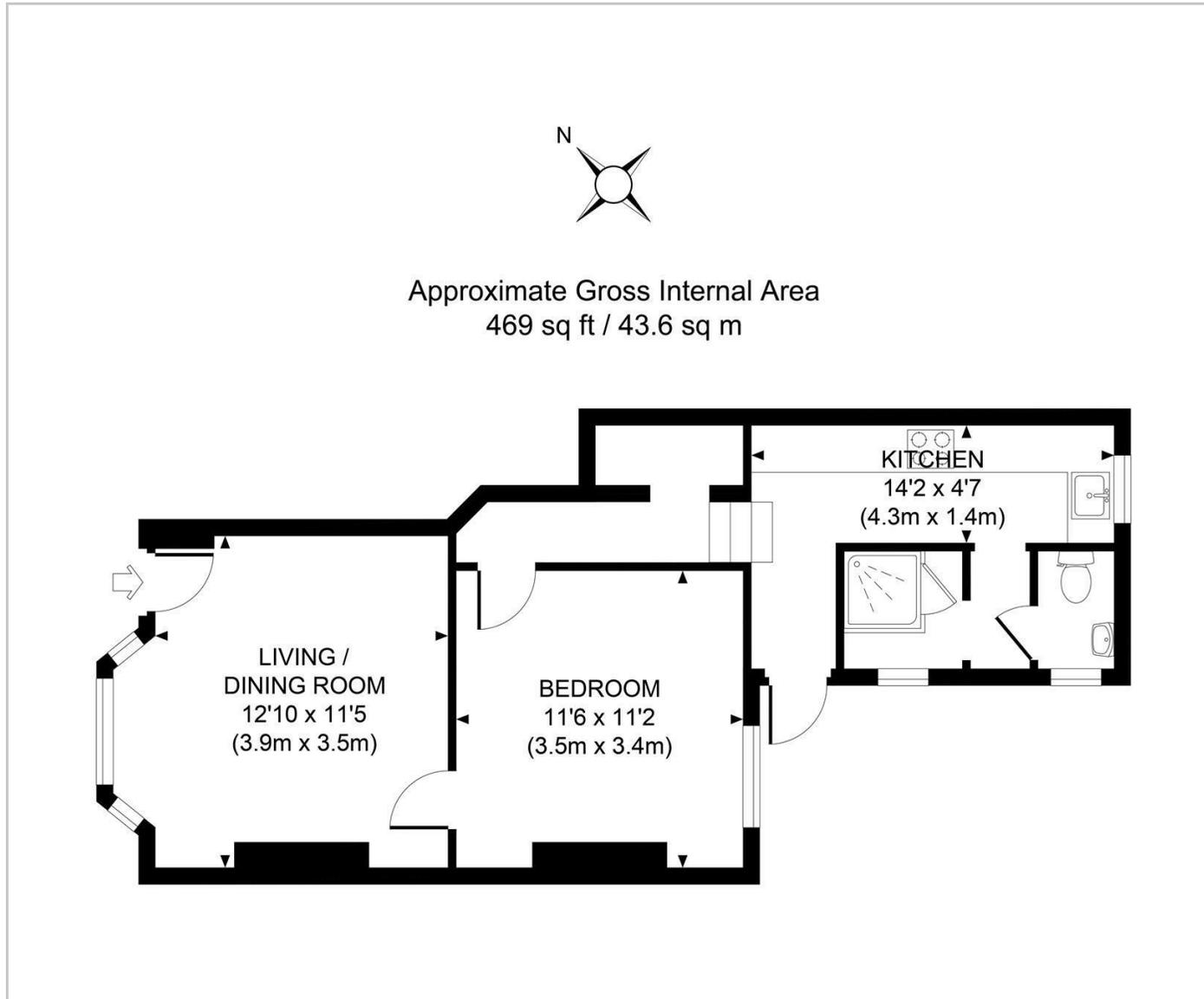
Additional features include gas central heating, double glazing, and an EPC rating of C, ensuring comfort and energy efficiency.

With a projected rental income of £900–£950 pcm and a potential gross yield of 5% to 6%, this property presents a practical option for those looking to invest, as well as anyone wanting a well-located, low-maintenance home close to the station.

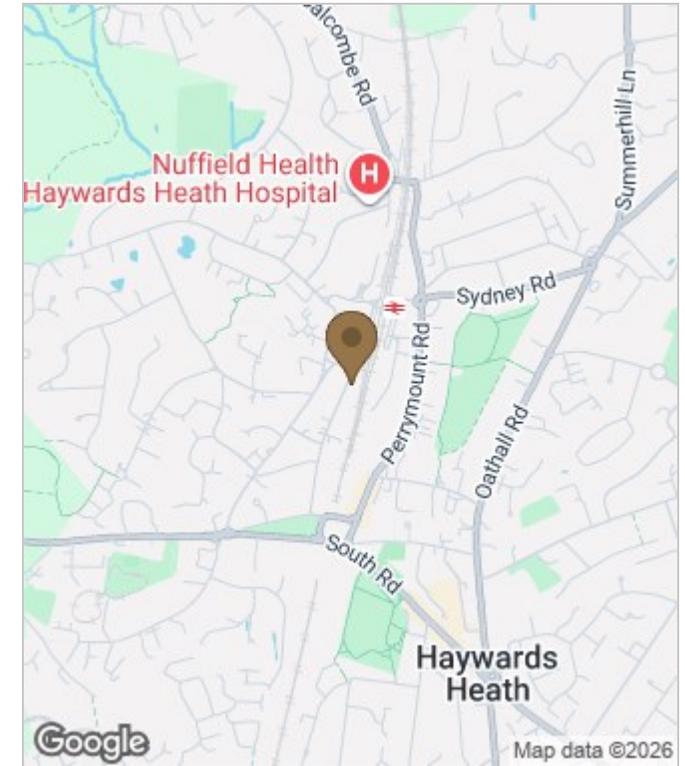
Guide Price £175,000 to £185,000 ##
Property Highlights Lease term: 125 yrs from
Council Tax Band: 'AF' 2013 (Approx 113yrs
£1557.73 (2024/2025) remain)
Mid Sussex Council: 01444 Ground Rent: £150pa
477564 / Service Charge: Approx
revenue@midsussex.gov.uk £1000pa
EPC Rating: 'C'
Heating: Gas central
heating
Windows: DOUBLE GLAZED



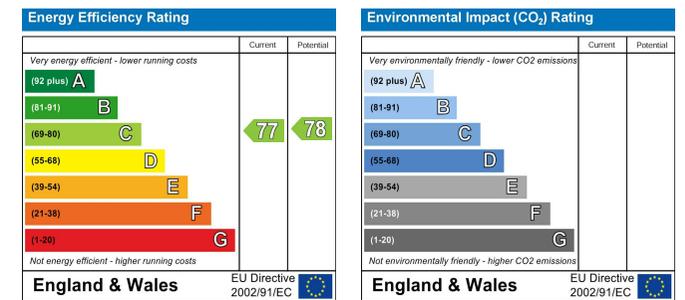
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.