



1 Plymouth Way
Haywards Heath, RH16 3UP

■ ■ ■ Mark Reville & Co

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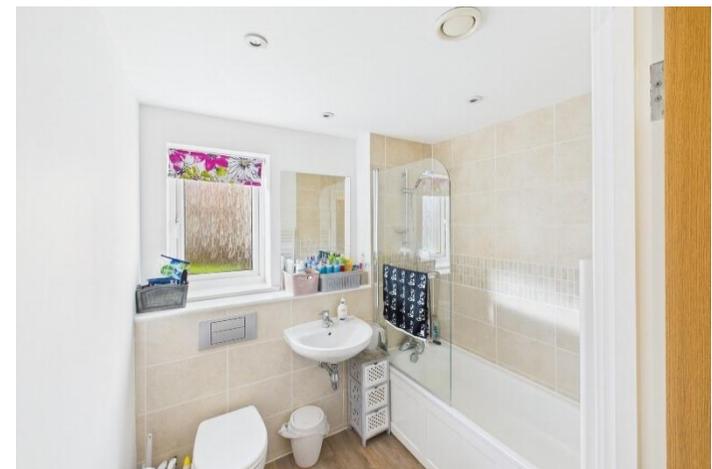
Guide Price £274,000 Leasehold

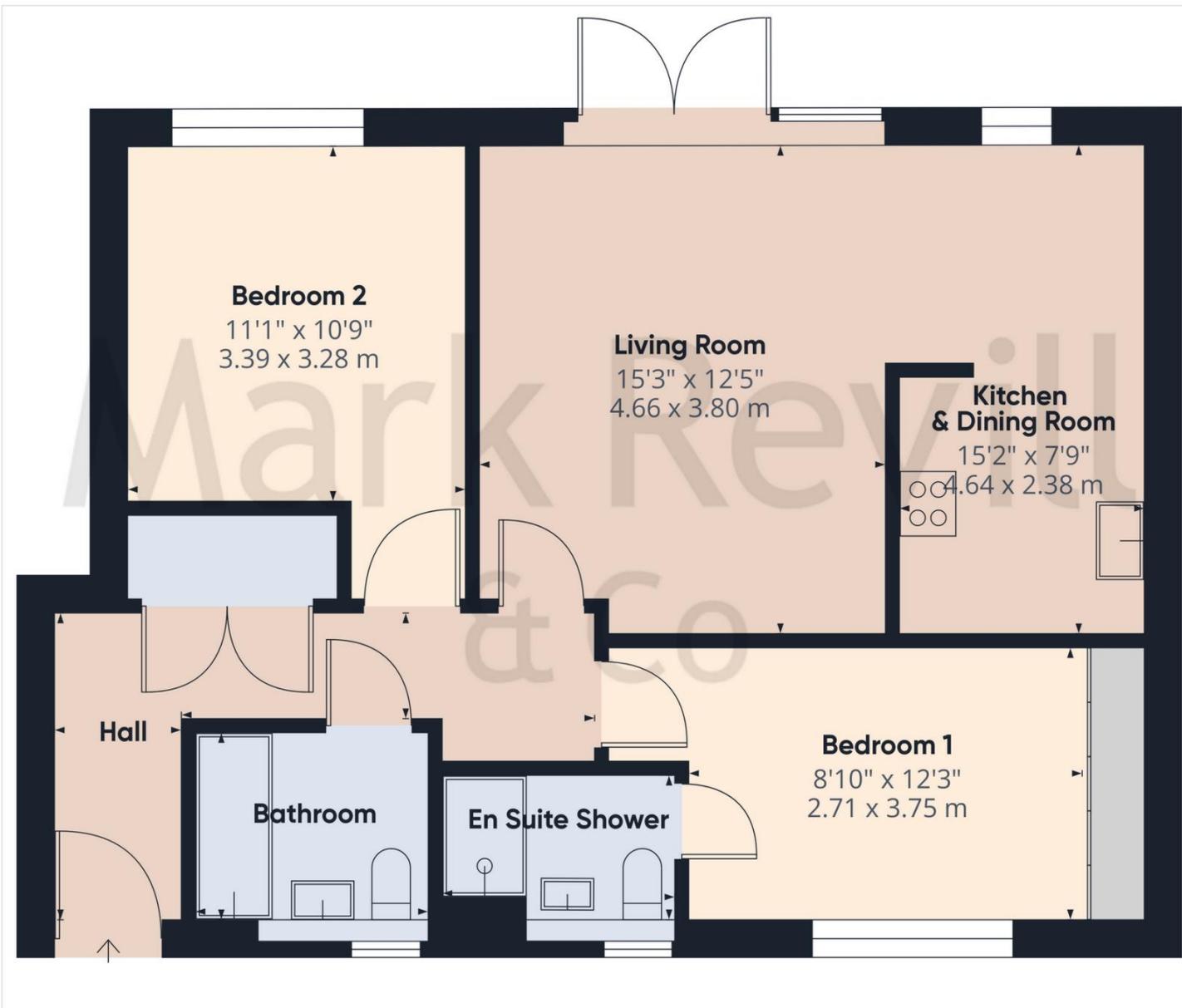
A superb 2 bedroom ground floor apartment which forms part of a small well designed purpose built development. The bright, spacious and well designed accommodation has the benefit of gas fired central heating, double glazing and an energy saving air circulation system. It incorporates 2 double bedrooms, a luxury en suite shower room to the master bedroom, a stylish bathroom, large living room with double doors opening to an enclosed patio/balcony and a contemporary fitted kitchen/breakfast room complete with appliances. There is an allocated car parking space plus bicycle store and the block has a door entry phone system. The flat is ideal for a first time buyer, those wishing to downsize or as an investment.

The apartment is situated in this convenient location just a few minutes walk of a local parade of shops and within easy reach of Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath town centre is close at hand offering a wide range of shops as is The Broadway with its array of restaurants and bars. The picturesque village of Lindfield with its good local shops and pubs is within walking distance, the Dolphin Leisure complex, Sainsburys and Waitrose superstores are also in the vicinity. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is approximately 15 miles to the south

Ground Rent: £263.66 per annum
Service Charge: £1,948 per annum
Lease: 125 years from 2013







Approximate total area⁽¹⁾
 775.32 ft²
 72.03 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(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 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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