

**SOLD STC**



**Trevelyan Place, Heath Road**

**2 Bedrooms, 2 Bathroom, Apartment**

**Guide Price £255,000**





## Trevelyan Place, Heath Road

2 Bedrooms, 2 Bathroom

Guide Price £255,000

- 2 Bedrooms
- En-Suite Shower Room
- Separate Bathroom
- Living Room
- Fitted Kitchen



### PROPERTY DESCRIPTION

This well presented ground floor apartment being one of the larger units on the development forms part of the exclusive Trevelyan Place development constructed approximately 25 years ago by Barratt Homes. The bright and well presented accommodation has the benefit of gas central heating and double glazing and incorporates a good size living room, a well fitted kitchen complete with oven and hob, 2 bedrooms one with en-suite shower room to the main bedroom plus a bathroom. There is an allocated car parking space adjacent to the block plus visitors parking and there is security door entry. The apartment is ideal for a first time buyer, those wishing to downsize or a buy to let investor with the potential rental income of approximately £1,300 per calendar month (providing a gross yield of approximately 5.78%).

Situated in this much favoured central location lying between Heath Road and Church Road just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand and there are several parks in the immediate locality. The A23 lies just over 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is 13.2 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

No onward chain

GROUND FLOOR APARTMENT



**OUTSIDE**

Allocated Car Parking Space.  
Cycle Shed and Bin Store

Communal Gardens: Arranged mainly as well kept lawns planted with a variety of trees.

**OUTGOINGS**

Below charges as provided by the vendor February - 2026

Service Charge (for the past 12 months)

19/5/25 1080.45

30/9/25 1080.48

15/12/25 -95.93

Total 2065.00 and will be similar for next year

Ground rents (for the past 12 months)

15/3/25 172.85

15/9/25 172.85

Total 345.70 and will be the same for next year

TENURE :Leasehold : Lease: 125 years from May 1999

Council Tax Band 'D' £2,453.61 Mid Sussex Council Tax 2026-27

Managing Agents: First Port Services Marlborough House, Wigmore Place, Wigmore Lane, Luton, Bedfordshire, LU2 9EX. Tel:

EPC Valid until 11.11. 2028

Services

Gas

Water

Mains Drainage

Electric

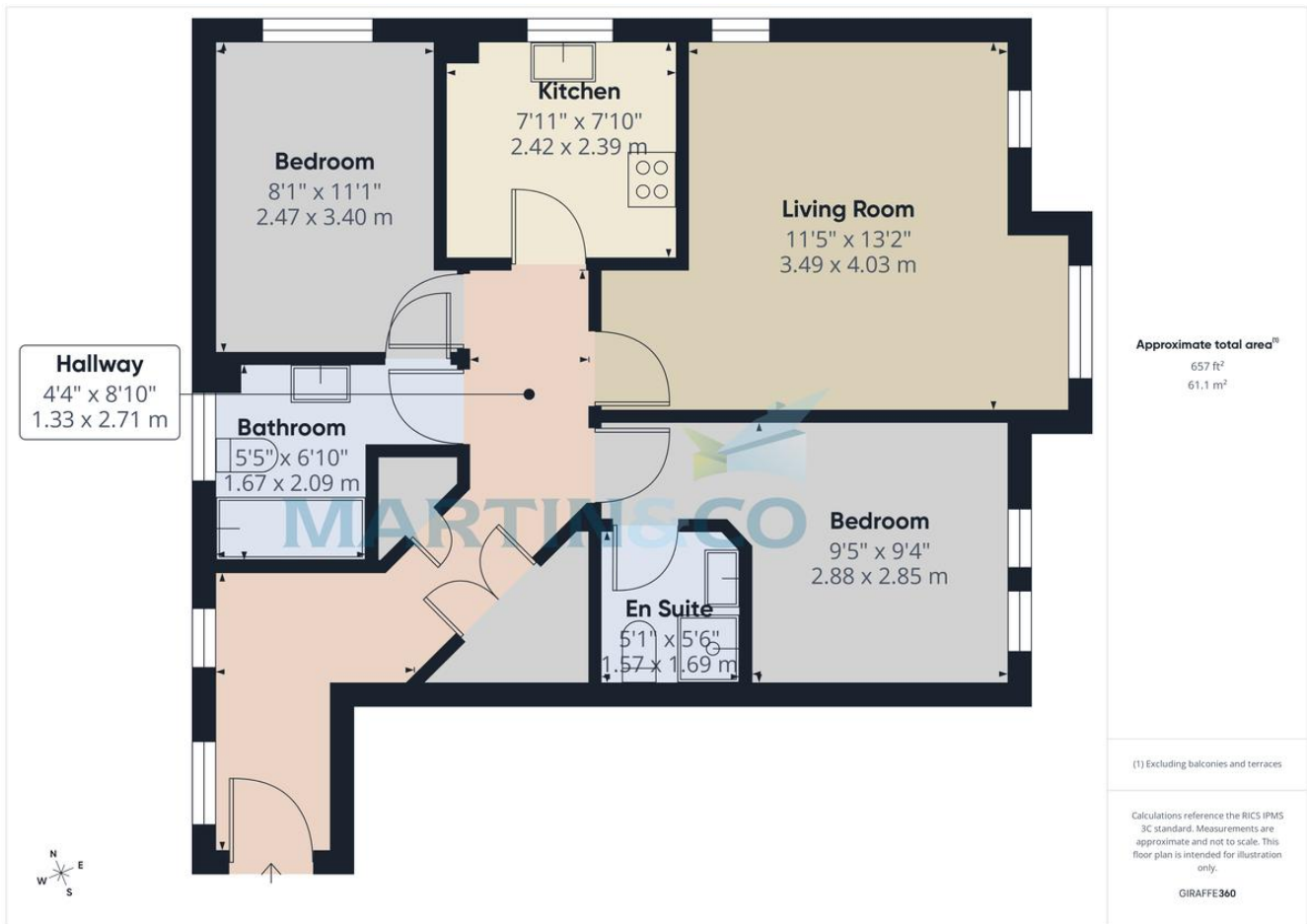


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## Martin & Co Burgess Hill

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