



Flat 57, Harlands House
Harlands Road, Haywards Heath, RH16 1LG

■ ■ ■ Mark Reville & Co

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Guide Price £250,000 Leasehold

A well-presented two-bedroom second-floor apartment with a sunny south-facing balcony, situated within this highly sought-after and well-designed purpose-built development. This bright and stylish home features a spacious sitting room with double glazed doors opening onto the private balcony, providing an ideal space to relax and enjoy the sunny aspect. The comprehensively fitted kitchen offers an integrated oven and hob, ample appliance space, and an excellent range of matching wall and base units with complementary work surfaces. There are two generous double bedrooms, both benefiting from built-in wardrobe cupboards, together with a modern bathroom fitted with a contemporary white suite and shower over the bath. Further features include gas-fired central heating to radiators, double glazing throughout, an allocated parking space, lift access, a secure entry phone system and electronically operated security entrance gates to the development. A particular advantage is the well-established management structure within the development. The leaseholders have voted in favour of Right to Manage and have formed their own management company, Harlands House Management Ltd, with all leaseholders as shareholders. The management company has appointed an accredited managing agent and, working together with the leaseholders, oversees the day-to-day management of the building, including block safety, repairs and maintenance, setting the annual service charge and maintaining and controlling the block's reserve fund. This provides leaseholders with greater involvement and control over the management of the development, together with the benefit of a healthy reserve fund and carefully managed service charges.

Ideally situated in a convenient central location, the property is within a short walk of Haywards Heath mainline railway station, offering fast and frequent services to London Victoria/London Bridge (approximately 42-45 minutes). The Dolphin Leisure Centre is located immediately behind the development, while both Sainsbury's and Waitrose superstores are within easy walking distance. Haywards Heath town Centre is also close by, providing an excellent range of shops, cafés, restaurants and bars, including the popular Broadway. The A23 is approximately 5 miles to the west, offering direct access to the M23/M25 motorway network, Gatwick Airport is around 13.5 miles to the north, and the vibrant city of Brighton and the South Coast are approximately 15 miles to the south.

Ground Rent: Peppercorn
Service Charge: £2,048 per annum
Lease: 100 years remaining







Approximate total area⁽¹⁾

714 ft²
66.4 m²

Balconies and terraces

41 ft²
3.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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