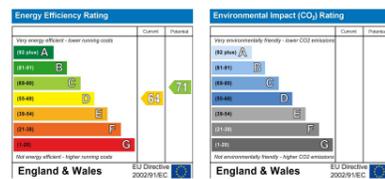


TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.4 SQ.M.)  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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**BRITISH  
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 PSP HOMES  
 SOUTH ENGLAND  
 (OVERALL)



**4 Fairlawn Oathall Road, Haywards Heath, RH16 3DZ**

**Guide Price £200,000 Leasehold**

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
 Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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4 Fairlawn Oathall Road, Haywards Heath, RH16 3DZ

What we like...

- \* Spacious, light and airy ground floor apartment in heart of Haywards Heath.
- \* Great location for the town centre and mainline station.
- \* Recently redecorated but cosmetic modernisation opportunities remain.
- \* Access to small patio and has a garage.
- \* No chain means a swift move is possible

#### CASH BUYERS ONLY

##### The Flat

Welcome to Fairlawn - a small mid century development of just fourteen flats sitting just off Oathall Road in the heart of Haywards Heath, within easy reach of the town centre and mainline station which provides services to central London in under 47 mins.

Whilst the flat would now benefit from some cosmetic modernisation it has been recently redecorated and offers a spacious, light and airy feel. The main living space is the generous sitting/dining room with windows to two sides and a door that opens out to a small paved terrace. There is plenty of space for sitting and dining areas making this the ideal space for entertaining and everyday living.

The kitchen would now benefit from updating but provides plenty of prep and storage space with room for all necessary appliances.

Both bedrooms are good sizes and could accommodate double beds. There is fitted storage to both and they are served by the bathroom with white suite and overhead shower.

The flat is fully double glazed, has gas fired central heating and access to an Ultrafast fibre broadband connection. Having recently been let, the apartment will have had a gas safety and EICR (electrical certificate) giving you total peace of mind.

Outside there are well kept communal gardens, residents parking and the flat has its own garage.

For sale with no onward chain means a swift move is possible. This would be an ideal first time purchase, downsize or buy-to-let investment. The monthly rental value is circa £1,300 giving a potential, gross annual yield of 6.5%.



#### Out & About

Fairlawn sits just off Oathall Road in the heart of Haywards Heath. You are just 50m from the extensive shopping facilities on offer at The Orchards, including Marks & Spencers and Tesco Express Convenience Store. For a bite to eat or a drink you have The Broadway, which is the town's buzzing social centre offering Gravlax coffee roasters (great for a brunch), Zizzi, Pizza Express, La Campana Tapas and Banana Tree Pan Asian and a range of other independent bars including Lockhart Tavern Gastropub (with superb Sunday Roasts) and the longstanding Orange Square Bar. Haywards Heath's mainline station provides fast & regular commuter services to London (Victoria/London Bridge in 47mins), Brighton (20 mins) and Gatwick International Airport (20 mins).

#### The Specifics

Tenure: Leasehold

Title Number: WSX282338

Lease: 125 years from 25 March 2002 (101 years unexpired)

Ground Rent: £75 p.a. (fixed) TBC

Service Charge: Please speak with agent about the upcoming charges and Section 20 notices

Managing Agents: Hunters, Burgess Hill

Local Authority: Mid Sussex District

Council Tax Band: C

Broadband Speed: Up to Ultrafast (910 mbps download)

We believe this information to be correct but recommend intending purchasers verify themselves

