38 Hurstfield Crescent

Haywards Heath, RH17 7GG

Mark Revill & Co

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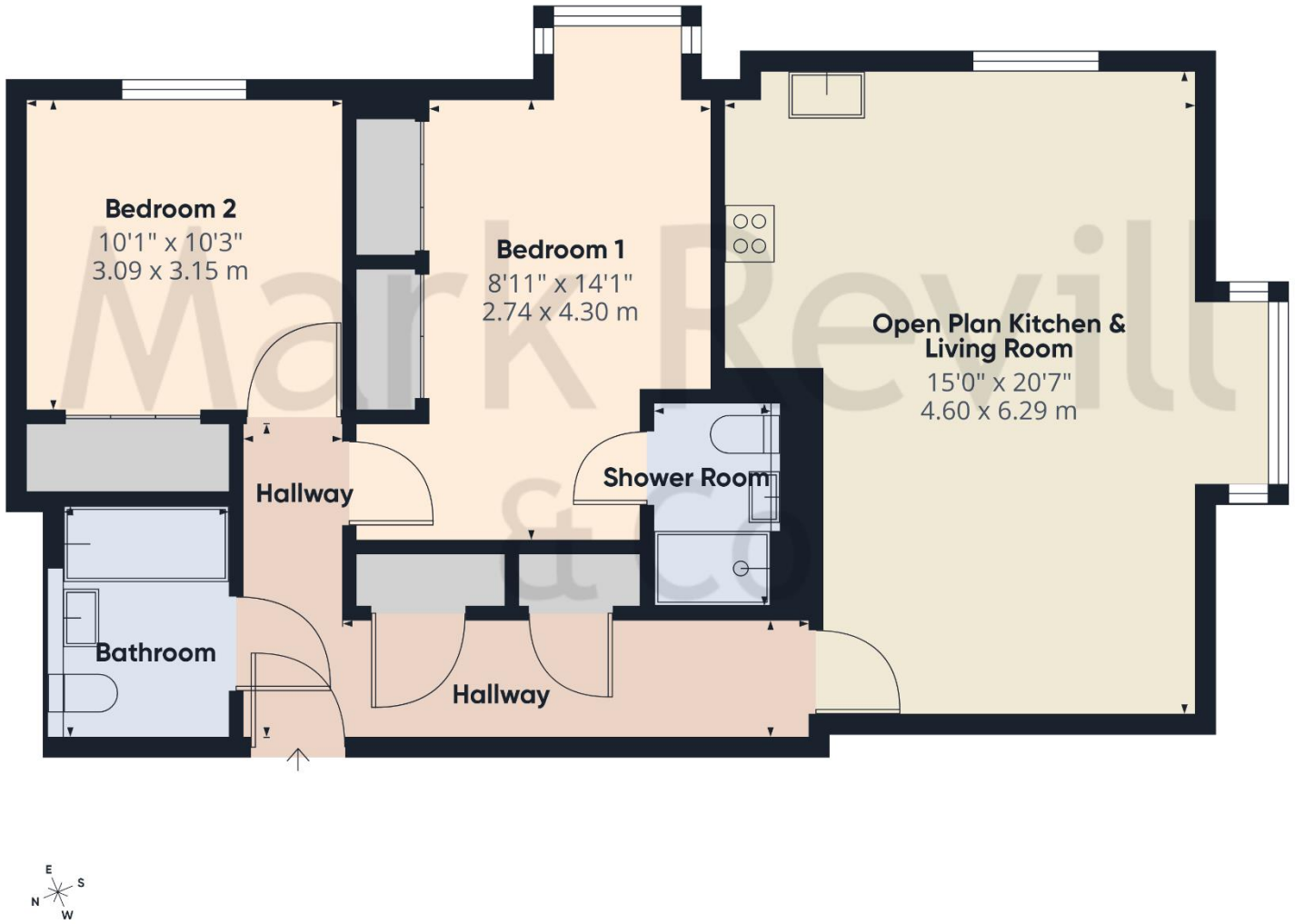
Guide Price £285,000 Leasehold

A high quality, two bedroom 'Ready-to-Move-Into' ground floor apartment forming part of the sought after 'Greenhill Gardens' development built by the renowned Taylor Wimpey. This beautifully presented 2 bedroom ground floor apartment offers spacious, accommodation in a peaceful, green setting. Immaculately maintained and exceptionally bright, the apartment features a generous open plan kitchen/living space, perfect for entertaining, with integrated appliances, dual aspect windows and a lovely woodland outlook. The principal bedroom boasts a contemporary en suite shower room, while the second double bedroom is served by a modern, neutral family bathroom. Additional benefits include allocated parking, use of communal gardens, several useful storage cupboards, bike store, and the remainder of the new homes warranty. This is a superb opportunity for first time buyers or investors. An ideal buy for those looking for a turnkey home. Internal viewings are highly recommended.

Situated on the south east edge of Haywards Heath, 'Greenhill Gardens' enjoys a quiet position off Hurstwood Lane, close to the Princess Royal Hospital and surrounded by scenic woodland walks. The town centre offers an excellent range of amenities including Sainsbury's and Waitrose superstores, a leisure centre, and a mainline railway station with regular services to London (Victoria/London Bridge approximately 43-45 minutes). There are several well regarded schools nearby, and the A23 is just 6 miles away, giving swift access to Brighton (15 miles), Gatwick Airport (16 miles), and the wider motorway network.

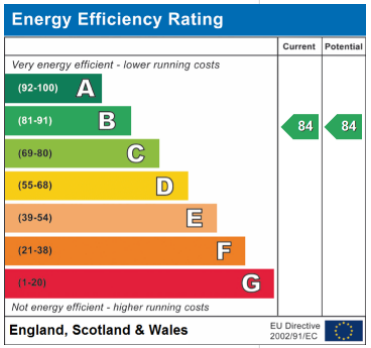
Ground Rent: £250 per annum
Service Charge: £1,615 per annum (to include £371 for the Estate charge)
Lease: 125 years from 2019



Approximate total area[1]

755 ft²

70 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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
Haywardsheath@markrevill.com

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