



32 Sharrow Close
Haywards Heath, RH16 3AY

■ ■ ■ Mark Revill & Co

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Guide Price £225,000 Leasehold

This bright and spacious 2 bedroom ground floor flat forming part of an attractive purpose built development set in its own well-kept grounds. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazed windows throughout. Further benefits include scope for modernisation and refurbishment, 2 double bedrooms, bathroom with white suite and a generous living/dining room overlooking the gardens. The kitchen is well arranged with eye level and base units, cupboards and drawers and includes a built-in oven and hob. There is a garage within the block (No. 32) with up and over door plus a parking permit. The communal gardens are well kept and neatly laid to lawns interspersed by shrub beds, established trees and a seating area to the rear. The property would ideally suit a first time buyer, those wishing to downsize or investors. NO ONGOING CHAIN.

Sharrow close is situated in this convenient established location adjacent to The Broadway with its array of restaurants and just a short walk to Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is close at hand offering a wide range of shops.

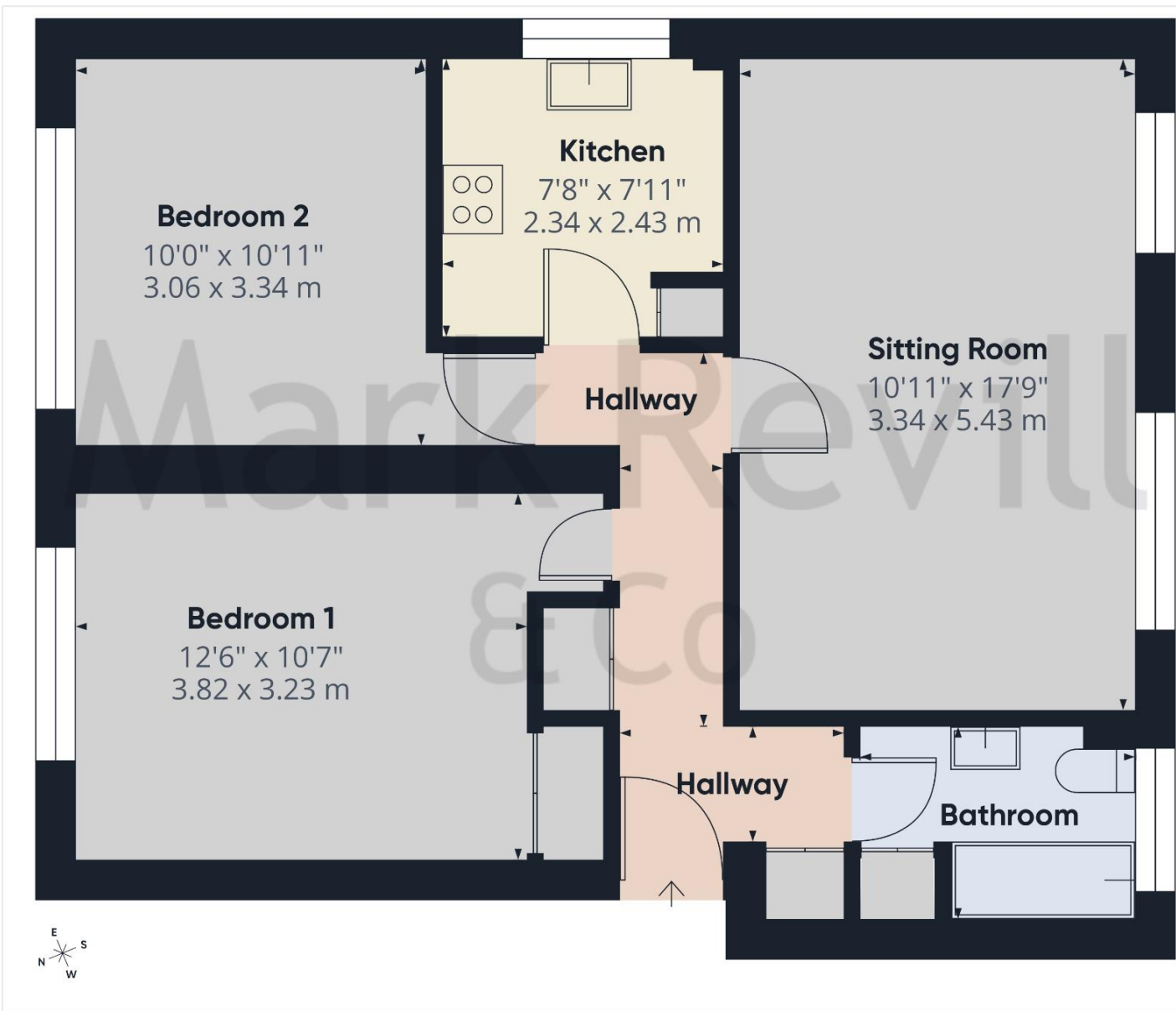
Ground Rent: £50 per annum.

Maintenance: £1,500 per annum (to be verified).

Lease: December 2004 to September 2167.







Approximate total area⁽¹⁾
642 ft²
59.8 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	76

England, Scotland & Wales

EU Directive 2002/91/EC

(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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