



**53 Trevelyan Place**  
Heath Road, Haywards Heath. RH16 3AZ



**Mark Reville & Co**



## 53 Trevelyan Place

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£250,000

This excellent top (second) floor apartment enjoys a favoured southerly aspect and forms part of the exclusive Trevelyan Place, a gated development constructed about 25 years ago. The bright and well designed accommodation has the benefit of gas central heating and double glazing, features a good size double aspect living room, a fitted kitchen complete with appliances, 2 bedrooms, en suite shower room to the main bedroom and a further bathroom. There is an allocated car space plus visitors parking and there is a security door entry intercom. 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 £1,250 – £1,300 per calendar month (providing a gross yield of approximately 6%).

Situated in this favoured central location lying between Heath Road and Church Road conveniently placed for the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure centre, Waitrose and Sainsbury's



superstores are all close at hand, whilst the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just over 13 miles to the north, the cosmopolitan city of Brighton and the coast is 14.3 miles to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

## TOP (SECOND) FLOOR APARTMENT

**Hall** Built-in coats/storage cupboard. Good size built-in airing cupboard housing Vaillant gas combination boiler and slatted shelf. Hatch to **loft space**, ideal storage area. Telephone point. Radiator.

**Living Room** 22' x 11'7" (6.63m x 3.52m) A splendid double aspect room enjoying a southerly outlook. Fireplace with decorative surround, tiled insert and hearth, fitted coal effect electric fire. Arched leaded light window to kitchen. TV aerial point. 2 telephone/internet points. 2 double glazed windows. 2 radiators.

**Kitchen** 7'7" x 7' (2.33m x 2.28m) Fitted with an attractive range of units with wood effect laminate worktops comprising inset composite sink with mixer tap, cupboards, drawers and appliance space under. **Washing machine. Fridge. Freezer.** Built-in **electric oven**, fitted **4 ring gas hob** with filter hood over flanked by wall cupboards. Further wall cupboard and corner shelved unit. Half tiled walls. Tiled floor.

**Bedroom 1** 17' x 8'10" (5.14m x 2.70m) Fitted double wardrobe. Telephone point. TV aerial point. Double glazed window. Radiator.

**En Suite Shower Room** White suite comprising fully tiled shower with bi-fold glazed door, inset basin with cupboard beneath, fitted shelf to either side, tiled splashback, radiator under, close coupled wc. Wall strip light/shaver point. Extractor fan. Vinyl flooring.

**Bedroom** 2 14' x 7'2" (4.15m x 2.20m) Telephone/internet point. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, tiled surround and glazed screen, close coupled wc, inset basin with cupboard beneath, tiled splashback. Extractor fan. Wall strip light/shaver point. Vinyl flooring.

## OUTSIDE

**Allocated Car Parking Space** plus Visitors Parking.

**Communal Gardens** Arranged mainly as lawns.

## OUTGOINGS

**Ground Rent** £150 per annum.

**Service Charge** £1,304 per annum (to be verified).

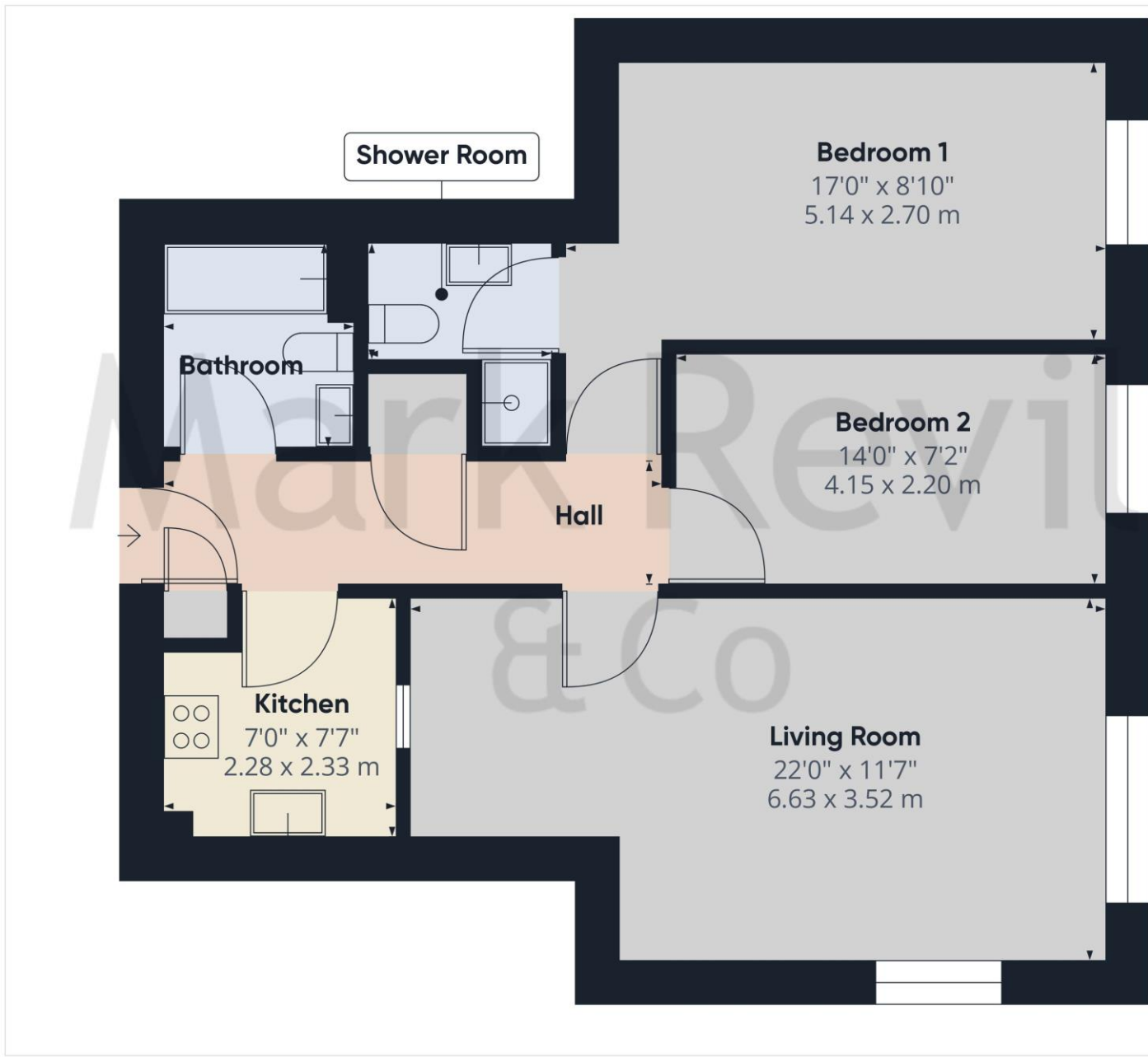
**Extended Lease** 190 years unexpired.

**Managing Agents** First Port Services Ltd. Telephone 0131 564 0331 or Email at [info@firstport.org.uk](mailto:info@firstport.org.uk).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





**Approximate total area<sup>(1)</sup>**  
672.31 ft<sup>2</sup>  
62.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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