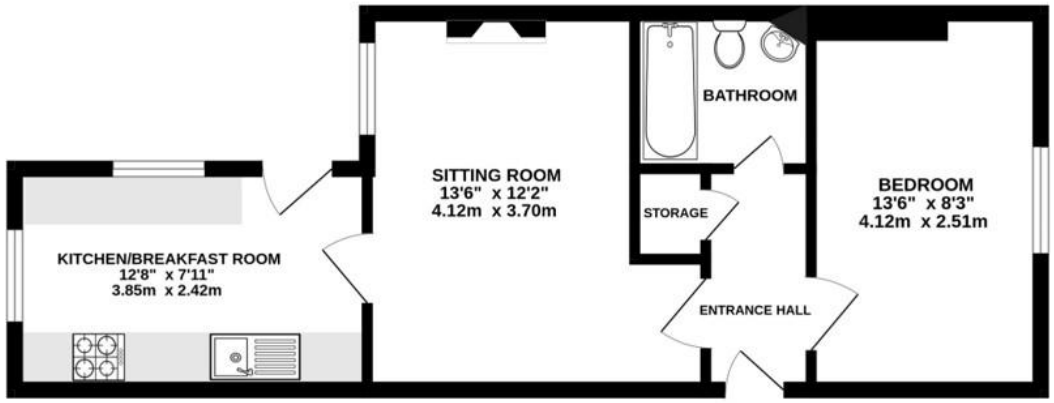


Ground Floor Flat, 83 Wivelsfield Road, Haywards Heath, RH16 4EP

Guide Price: £190,000

- Spacious ground floor apartment with private street entrance
- Bright sitting room overlooking the private courtyard garden
- Larger than average kitchen/breakfast room with breakfast bar
- Modern fitted kitchen with integrated oven and hob
- Good size double bedroom
- Contemporary bathroom and useful internal storage cupboard
- Private enclosed courtyard garden
- Two allocated parking spaces
- Walking distance to Haywards Heath town centre and mainline railway station
- Ideal first home or downsize opportunity

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

A beautifully presented ground floor apartment offering an ideal first step onto the property ladder or an excellent option for those looking to downsize, all within easy reach of Haywards Heath town centre and mainline railway station.

What immediately sets this apartment apart is the feeling of space. The sitting room is bright and generously proportioned, whilst the kitchen is considerably larger than you would typically expect for a property of this type and price range. Finished in a contemporary style, it offers ample worktop space, a breakfast bar for casual dining, an integrated oven and hob, space for additional appliances and direct access to the private courtyard garden, creating a seamless connection between indoor and outdoor living.

The apartment also benefits from its own private street entrance, providing a real sense of independence rarely found in apartment living. The generous double bedroom enjoys a pleasant outlook to the front, whilst the modern bathroom and useful internal storage cupboard complete the accommodation.

Outside, the enclosed front & courtyard gardens provide private spaces to relax, entertain or enjoy a morning coffee, whilst the property also benefits from the significant advantage of two allocated parking spaces.

Conveniently positioned on Wivelsfield Road, the apartment is within easy walking distance of Haywards Heath town centre. A Sainsbury's Local is just moments away for everyday essentials, whilst South Road and The Orchards offer an excellent selection of shops, cafés and restaurants. Victoria Park is also nearby, with tennis courts, a children's splash park, skate park, open green spaces and the ever-popular Tory's Café.

For commuters, Haywards Heath's mainline railway station is less than 1.5 miles away, providing regular services to London Victoria and London Bridge in under an hour. Brighton, Gatwick Airport and the surrounding Sussex countryside, including Wakehurst, Nymans and Sheffield Park, are all within easy reach, as are the picturesque villages of Lindfield, Cuckfield, Ardingly, Ditchling and Wivelsfield Green.

Tenure: Leasehold 88 years
Service Charge £0 Per Annum
Ground Rent £100 Per Annum
Buildings Insurance: Contribution of £280 per annum approximately
Local Authority: Mid Sussex District Council
Council Tax Band: B
Services: All Mains Services Connected

Disclaimer: These particulars are for guidance only and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition, and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but should not be relied upon as statements of fact. Prospective purchasers should make their own inquiries and satisfy themselves of any matters of importance. No liability is accepted for any errors or omissions. Fixtures, fittings, and contents are not included unless specifically stated otherwise.








TOGETHER







