



**Swallow Rise
Haywards Heath RH17 7GL**

**Guide Price
£300,000 to £310,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Swallow Rise, Haywards Heath RH17 7GL



1



2



2

PROPERTY

This pleasingly presented two bedroom, first floor apartment, has a shared private entrance for residence, utilising a buzzer system for extra security. The spacious living room/kitchen area is open and inviting with plenty of windows to let in lots of natural light to give the room a warm feeling. There is more than enough space between the living area and the kitchen to set a 6 seater dining table for hosting or regular family meals. The property as a whole is finished to an immaculate finish which is truly shown off in the kitchen. Plenty of storage for all of your kitchen needs and with the added bonus of a small, separate space for a washer/dryer as our current vendors use, with additional room for storage. The main bathroom has a good size bath and a generous mirror to maximise the space within the bathroom. The main bedroom is of a good size and benefits from an ensuite with walk-in shower and heated towel rail. The property has gas central heating throughout and due to it being under 10 years old, you still benefit from the new build warranty, putting your mind at ease.

LOCATION

'The Swallows' is a recently built small development of just 51 homes in Scaynes Hill. The village itself boasts a highly regarded primary school in the form of St. Augustine's C of E and there are alternative highly regarded schools nearby. The convenience store at the petrol station in the village offers everyday essentials, and The Farmers Inn On The Green is a fantastic pub, serving food and within easy walking distance of the property. Haywards Heath, which is only a short drive away, has a direct train service to both London (in around 45 minutes) and Brighton (15 minutes), along with a variety of restaurants, bars & shops - plus supermarkets such as Sainsburys, Waitrose & Marks & Spencer. Surrounding areas can be easily accessed both East & West via the A272 and the A23 (M) lies 8 miles west at Bolney/Warninglid.

OUTSIDE

This attractive property is set on a popular, small development, with a footpath and lawn areas leading to the front door. The two parking spaces are set just behind the property with both spaces next to each other, as shown. The current vendors have a young daughter and it's been perfect for them as you're spoilt with choice for local walks around the village & surrounding countryside.

ADDITIONAL INFORMATION Tenure: Leasehold

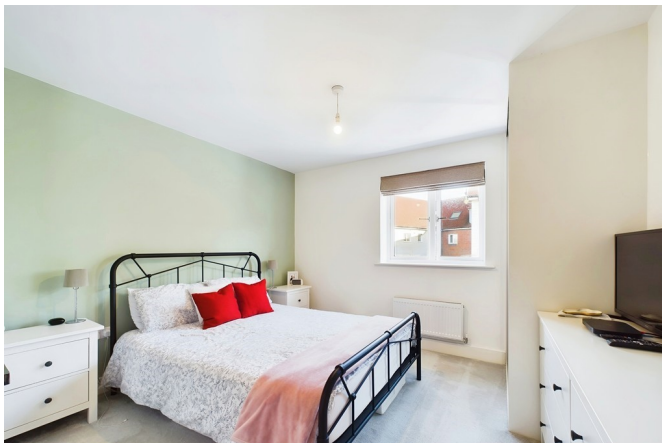
Full Lease Term: 999 years from and including 1 January 2019

Service Charge: £250 per month

Ground Rent: £325 per annum

Council Tax Band: D

AGENTS NOTE We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

5 mins walk



Shops

Spar Convenience Store
0.1 Miles



Trains

Haywards Heath
3.3 miles



Airport

Gatwick
15.3 miles



Roads

M23
11.6 miles



Sport & Leisure

The Dolphin Leisure Centre



Rental Income

£ 1,200 pcm
Rental Yield – 4.8%



Schools

St Augustine's C of E
Northlands Wood Primary
Oathall Community
College



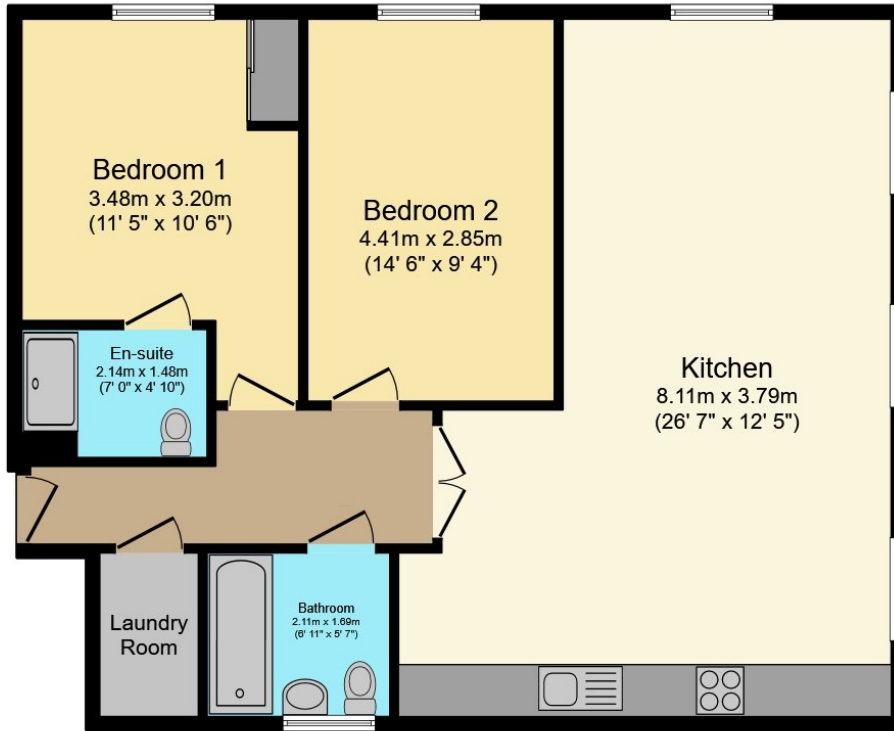
Broadband

Up to 145 Mbps



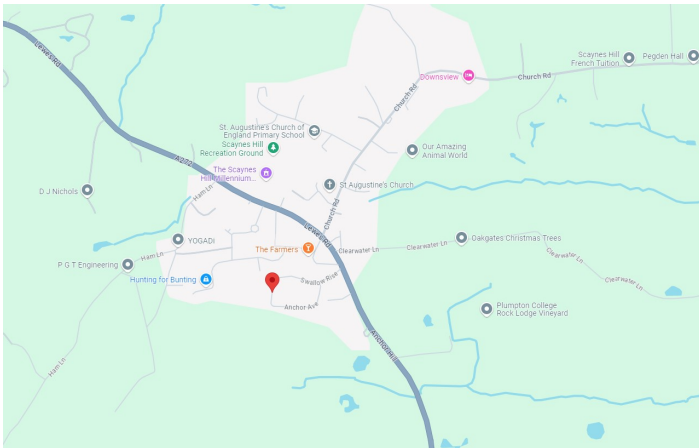
Council Tax

Band
D



Map Location

Total Approximate Floor Area
841.2 sq ft / 78.15 sq m



EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by appointment through Brock Taylor

01444 474447
hhsales@brocktaylor.co.uk



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

01444 474447

brocktaylor.co.uk

26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

