



**Radnor House, Harlands Road, Haywards Heath**  
**£232,500 Leasehold**



**18 Radnor House, Harlands Road, Haywards Heath, West Sussex, RH16 1LN**

**£232,500 Leasehold**

- *Excellent location*
- *Long 999yr Lease with 975yrs remaining*
  - *Open plan living room and kitchen*
  - *Ideal first time buyer opportunity*
  - *May benefit from some updating*
- *Allocated and secure gated parking*
  - *2 Bedrooms*
  - *Good rental potential*
  - *No onward chain*
  - *Long Lease*

This bright and uniquely designed first-floor apartment, originally converted from an office building around 20 years ago, offers a spacious and versatile living space. With a dual-aspect, open-plan layout, the living room and kitchen area are filled with natural light and feature double glazing and electric heating throughout for year-round comfort.

#### Key Features:

**Spacious Open-Plan Living:** The expansive open-plan living room integrates seamlessly with the fitted kitchen, which includes an oven, hob, plumbing for a washing machine, and space for an under-counter fridge and freezer.

**Two Bedrooms:** Both bedrooms are well-proportioned, offering flexibility for various uses, whether as a primary bedroom, guest room, or home office.

**Fitted Bathroom:** The bathroom is equipped with a modern white suite, featuring a low-level WC, hand basin, and a bath with a shower fitting for convenience.

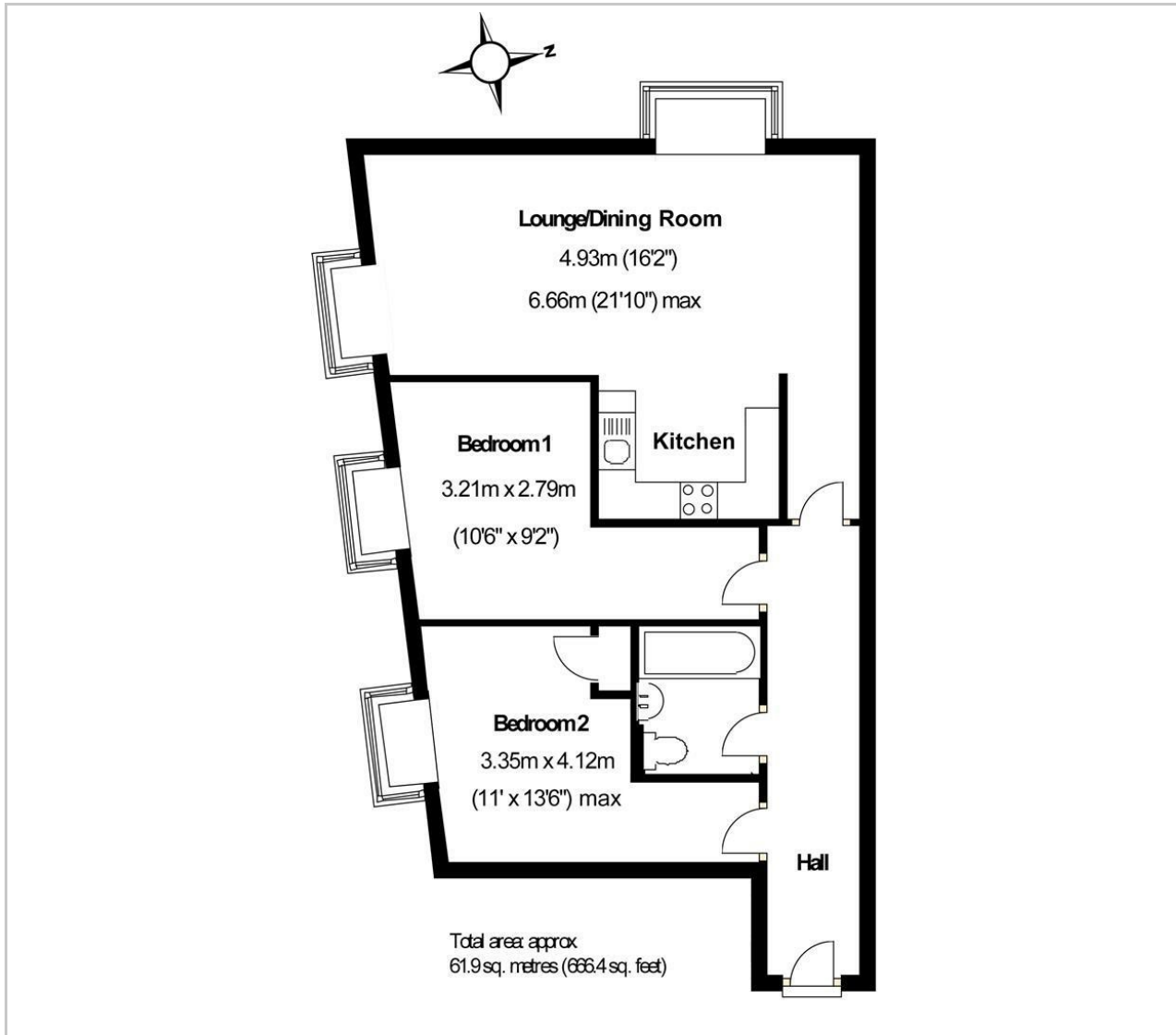
**Secure Parking:** The property includes an allocated undercover parking space, accessed through secure gates, adding convenience and an extra layer of security.

**Secure Entry System:** The building features a door entry phone system, providing additional peace of mind for residents.

This apartment is priced attractively for first-time buyers or buy-to-let investors. With an estimated rental income between £1100 and £1200 per month, the property offers a promising gross yield, making it an appealing investment opportunity.



## Floor Plans



Local Amenities: Situated in a highly convenient central location, this apartment is just a very short walk from Haywards Heath mainline station, which offers a fast and frequent service to central London (Victoria/London Bridge in 42-45 minutes). The Dolphin Leisure complex is nearby, providing excellent recreational facilities. Both Sainsbury's and Waitrose superstores are in the immediate vicinity, making grocery shopping convenient and easy. The town centre, offering a wide range of shops, is close at hand, as is The Broadway, known for its array of restaurants and bars, perfect for dining and socializing.

For those traveling by car, the A23 is approximately 5 miles to the west, providing direct access to the motorway network. Gatwick Airport is located 13.5 miles to the north, making international travel convenient. Additionally, the vibrant city of Brighton and its beautiful coastline are about 15 miles to the south, ideal for weekend getaways.

Appicated parking

Lease: 999 years from January 2000

Local Authority: Mid Sussex District Council

Service Charge: £1590.10 PA (Paid half yearly and includes building insurance)

Ground rent: N/A

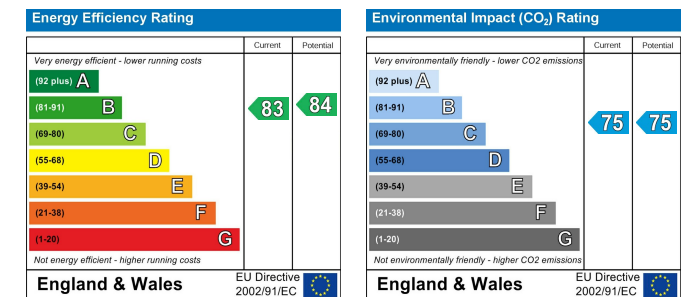
Council Tax Band: 'C' (£1980.37 - 2024/2025)

Managing Agents:

HES Estate Management Ltd, 2 Chartland House, Old Station Approach, Leatherhead, Surrey

KT22 7TE

## Energy Performance Graph



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