



Perrymount Road, Haywards Heath

£165,000 Leasehold - Share of Freehold



9 Clevelands, Perrymount Road, Haywards Heath, West Sussex, RH16 3BA

£165,000 Leasehold - Share of Freehold

- *No Forward chain*
- *Great for main line station*
- *Allocated private parking*
- *Double glazed windows*

- *Well presented studio*
- *Next door to Waitrose*
 - *Seperate kitchen*
 - *Ideal by to let*

This well-maintained 2nd floor property offers excellent access to Haywards Heath mainline station and is just steps away from Waitrose supermarket, making it an ideal choice for both owner-occupiers and investors. The property benefits from an allocated off-road parking space and visitor parking for added convenience.

The interior is neutrally decorated with modern grey carpets and light grey walls, creating a contemporary feel. The separate fitted kitchen includes plumbing and space for a washing machine and a freestanding fridge freezer. The part-tiled bathroom features a low-level WC, hand basin, and a bath with a shower above. Additional storage is provided by a handy cupboard in the entrance hall.

Currently rented for £700 PCM, the property achieves an approximate gross yield of 5%. With similar properties now renting for £850 PCM, the potential gross yield could increase to approximately 6%.

Key Details:

- Current Rent: £700 PCM (potential £775–£850 PCM)
 - Tenure: Leasehold with share of freehold
- Lease Length: 125 years from 25 December 1988 (90 years remaining)

Managing Agents: Hunters Estate and Property Management Limited

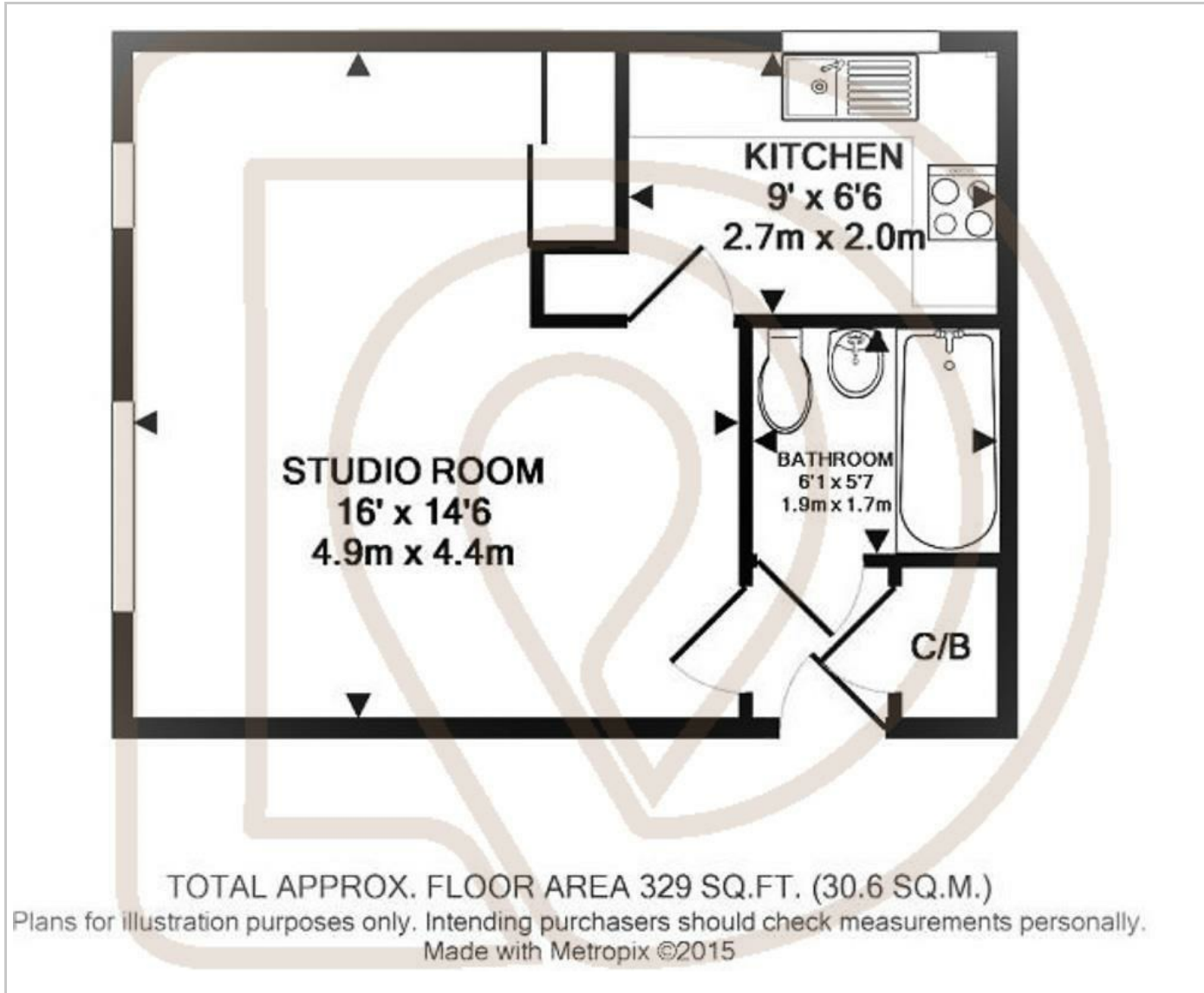
Service Charge: £1,020.96 per annum (includes reserve fund)

Ground Rent: £75 per annum

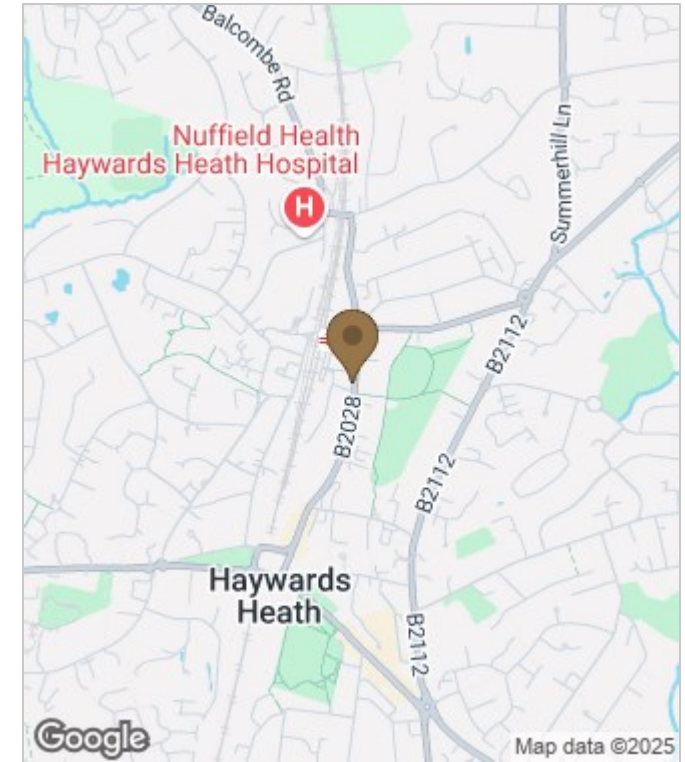
- Parking: One allocated space + Visitor parking
- Windows: Double glazed
- Heating: Electric wall heaters.
- Flood Risk: Low, with no reported issues



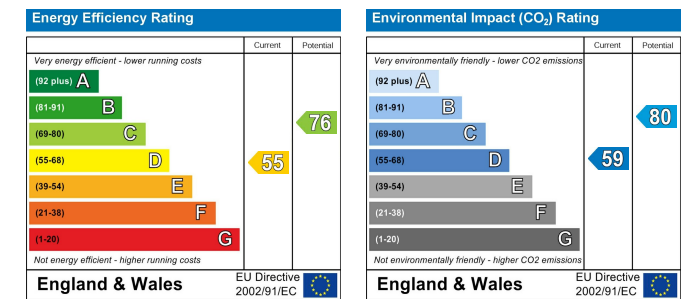
Floor Plans



Area Map



Energy Performance Graph



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