

**FOR SALE**



**Jireh Court, Perrymount Road**

**2 Bedrooms, 1 Bathroom, Maisonette**

**Asking Price Of £245,000**

**MARTIN&CO**



## Jireh Court, Perrymount Road

2 Bedrooms, 1 Bathroom

Asking Price Of £245,000

- Convenient Location
- Two Double Bedrooms
- EPC 'E'
- Balcony
- Gas Fired Central Heating



### DESCRIPTION

This two bedroom maisonette has a number of features that we believe are attractive to a buyer, and include a good size sitting room with the addition of generous balcony for alfresco dining. The bedrooms are both well proportioned, bedroom one having the benefit of built in wardrobes and bedroom two also being a good size double and offers space for home working too. The décor throughout is contemporary. In the kitchen, there is ample work surface area, additional storage cupboards and space for a cooker, washing machine and dishwasher. This home also benefits from parking, a garage and private outside space with a balcony

The property is an ideal purchase for an investor with a current rental yield of 4.68% (Tenants are in situ)

**LOCATION** Located just off Perrymount Road, Jireh Court provides a superb central location for buyers with everything you need minutes away. For those that need the station, the position is excellent. Haywards Heath station is on your doorstep where trains to London Bridge and London Victoria are from 40 minutes, whilst Brighton is just 20 minutes to the south perfect for commuters. The Orchards shopping centre and The Broadway are just a short walk where you'll find a range of shops, restaurants and bars. The countryside is not far from your front door, National Trust facilities are located locally at Wakehurst Place and Nymans Gardens, with Sheffield Park less than 15 minutes by road. Pretty villages surround the town include Lindfield, Cuckfield, Ardingly and Wivelsfield Green. Brighton can be found 15 miles to the south, whilst a short drive north takes you to Crawley, London Gatwick and the A/M23.

Tenure :Leasehold



Lease Remaining : 938 Yrs (2022)

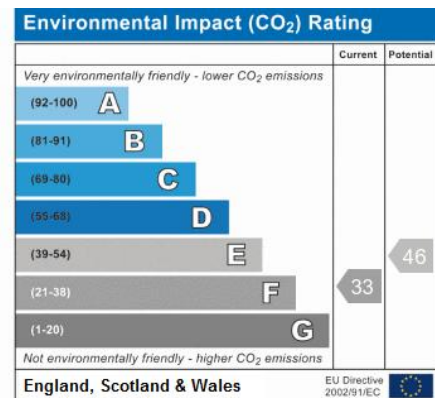
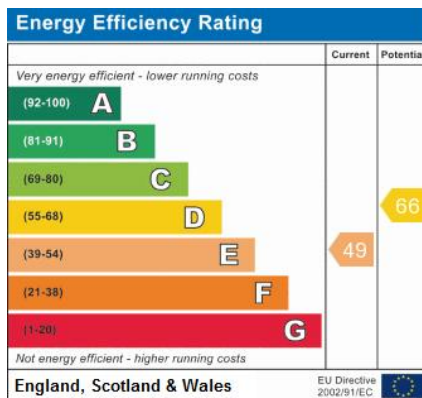
Service Charge £ 1800 Yearly ( 2022)

Ground Rent £ 5

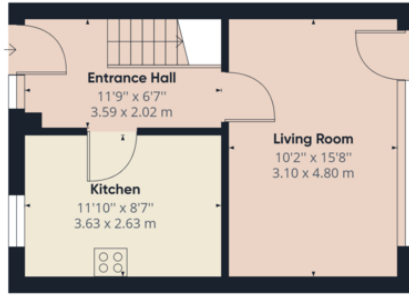
EPC 'E'

Council Tax Band 'B'

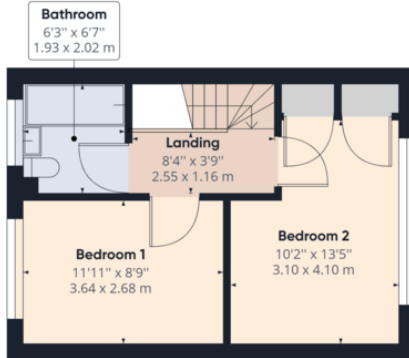








Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
675.76 ft<sup>2</sup>  
62.78 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.

GIRAFFE360

## Martin & Co Burgess Hill

3-4 Keymer Road • Burgess Hill • RH15 0AD

T: 01444 242059 • E: haywardsheath@martinco.com

# 01444 242059

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.