

FOR SALE



Trevelyan Place, Heath Road

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £280,000



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- 2 Bedrooms
- En-Suite Shower Room
- Separate Bathroom
- Living Room
- Fitted Kitchen



Property description

This well presented ground floor apartment forms part of the exclusive Trevelyan Place development constructed about 24 years ago by Barratt Homes. The bright and well presented accommodation has the benefit of gas central heating and double glazing and incorporates a good size living room, a well fitted kitchen complete with oven and hob, 2 bedrooms one with en-suite shower room to the main bedroom plus a bathroom. Trevelyan Place has a door entry phone system, a gated entrance and there is an allocated car space. The flat is ideal for a first time buyer, those wishing to downsize or for a buy to let investment with a potential rental income of about £1,200 per calendar month (providing a gross yield of approximately 5.14%).

Situated in this much favoured central location lying between Heath Road and Church Road just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand and there are several parks in the immediate locality. The A23 lies just over 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is 13.2 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

The property is currently tenanted and will have vacant possession.
No onward chain

GROUND FLOOR APARTMENT



OUTSIDE

Allocated Car Parking Space.
Cycle Shed and Bin Store

Communal Gardens: Arranged mainly as well kept lawns planted with a variety of trees.

Services

Gas
Water
Mains Drainage
Electric

OUTGOINGS

Ground Rent: £345.00 per annum.

Service Charge: £2,032.00 per annum.

Lease: 101 Years Remaining

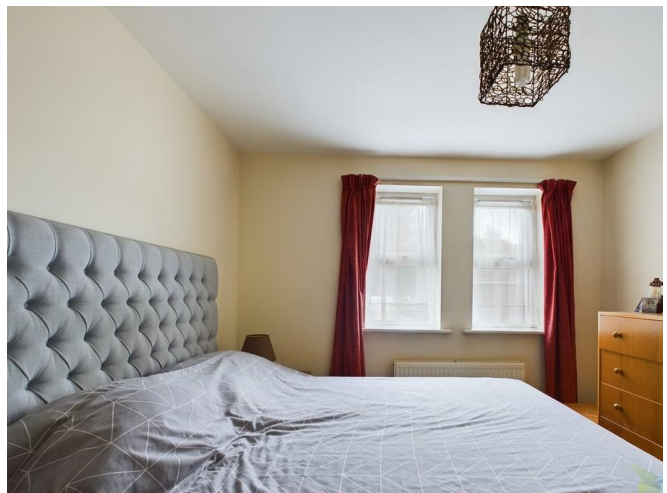
Council Tax Band 'D' £2,120.20 (2023/2024)

Managing Agents: First Port Services: .

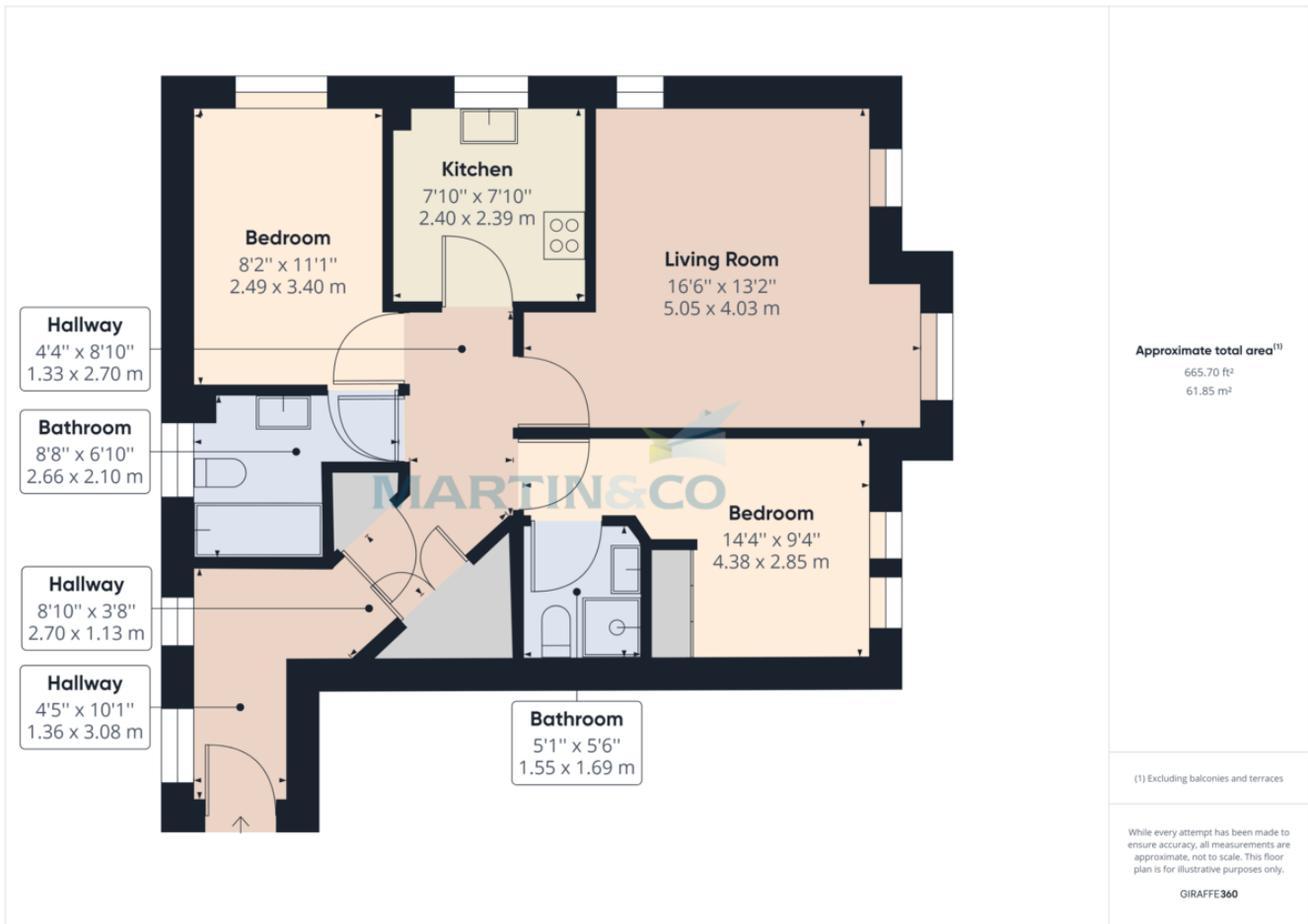
EICR Valid until 24.11.2025

Gas Safety Valid until 1.02.24

EPC Valid until 11.11. 2028



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