



**15 Boltro Road, Haywards Heath, Sussex, RH16 1BP**  
**£190,000 Leasehold**





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- Just a stone's throw from Haywards Heath mainline station
- Surprisingly large and private decked patio garden – ideal for entertaining
- Modern galley-style kitchen with built-in oven and gas hob
- Gas central heating and double glazing throughout
- Potential rental income of £900–£950 pcm (5–6% yield)
- Quirky and characterful ground floor flat with a unique layout
- Double bedroom with garden views
- Refitted shower room and separate WC
- Generous 469 sq ft of internal space
- EPC rating C



Tucked away on Boltro Road, just moments from Haywards Heath mainline station, this quirky and unusually laid-out ground floor flat offers a fantastic opportunity for first-time buyers or investors seeking something with character.

Offering 469 sq ft of internal space, the property features a bright bay-fronted living area, a modernised shower room, and a double bedroom overlooking a surprisingly large and private decked patio garden — a rare bonus in such a central location.

The galley-style kitchen is located at the rear of the property, on a split-level step down from the hallway, adding to the home's unique charm. It includes built-in appliances and useful storage space currently utilised for a tumble dryer, making it both practical and well thought-out.

Additional features include gas central heating, double glazing, and an EPC rating of C, ensuring comfort and energy efficiency.

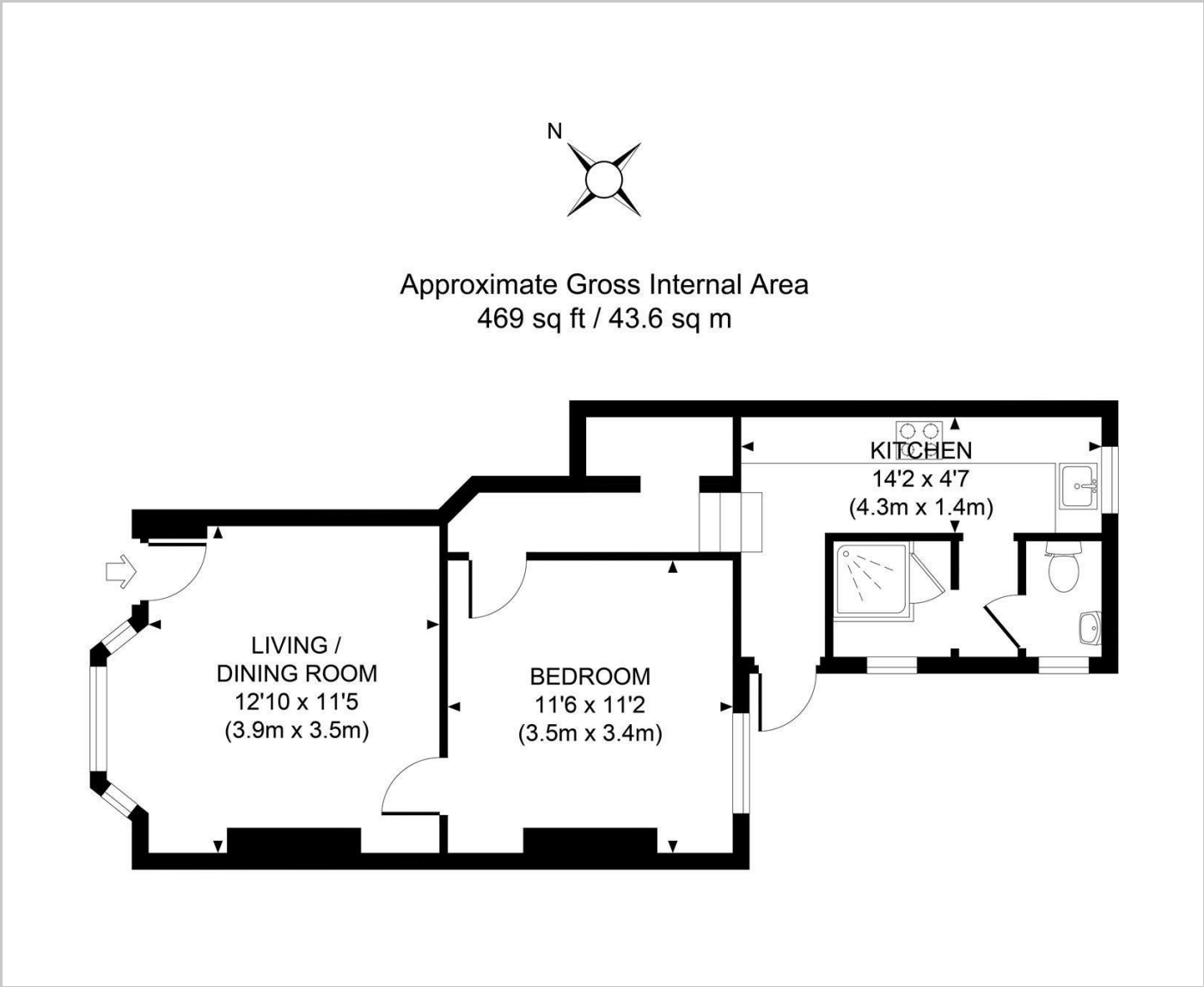
With a projected rental income of £900–£950 pcm and a potential gross yield of 5% to 6%, this property presents a practical option for those looking to invest, as well as anyone wanting a well-located, low-maintenance home close to the station.

Property Highlights  
Council Tax Band: 'AF'  
£1557.73 (2024/2025)  
Mid Sussex Council: 01444 477564 /  
revenue@midsussex.gov.uk  
EPC Rating: 'C'  
Heating: Gas central heating  
Windows: DOUBLE GLAZED

Lease term: 125 yrs from 2013 (Approx 113yrs remain)  
Ground Rent: £150pa  
Service Charge: Approx £1000pa

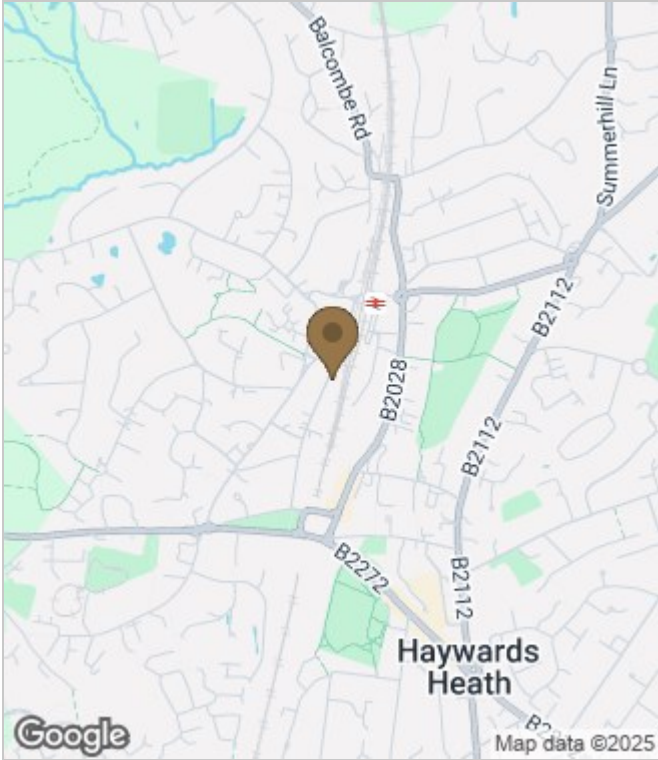


Floor Plans



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Area Map



Energy Performance Graph

