



Sunnywood Drive, Haywards Heath, West Sussex
Guide Price £245,000 to £255,000 Leasehold



60 Sunnywood Drive, Haywards Heath, West Sussex, RH16 4PF

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- **Approx one mile from Haywards Heath station & 1/4 Mile to town centre.**
- **Modern refitted kitchen (2025)**
- **New fitted carpets (2025)**
- **Attractive gross rental yield of approx. 6.46%**
- **EPC 'C'**
- **Two genuine double bedrooms**
- **Freshly decorated throughout (2025)**
- **Communal garden**
- **No onward chain**
- **Situated in a peaceful, well-regarded residential area**

Located in a quiet and well-regarded area of Haywards Heath, approximately one mile from the mainline station and town centre, this spacious and smartly presented two-bedroom maisonette offers a superb blend of modern comfort and practical living, arranged thoughtfully across three floors with a private ground-floor entrance.

Measuring approximately 828 sq ft, the property has been tastefully updated throughout, including a stylish, refitted kitchen completed in 2025. This contemporary space features modern grey cabinetry, striking navy tile splashbacks and marble-effect countertops — perfectly positioned to overlook the leafy frontage. The generously proportioned living/dining room spans 15'6" x 12'8" (4.7m x 4.1m) and enjoys a dual-aspect outlook, providing natural light and offering excellent flexibility for entertaining or relaxing.

The top floor comprises two excellent double bedrooms, each with large windows and newly laid carpets. Bedroom one measures 13'7" x 10'1" (4.1m x 3.1m), while bedroom two offers 12'5" x 10'10" (3.8m x 3.3m), both providing ample space for furniture and storage. A well-maintained family bathroom with white suite and natural light completes the upper level.

The property benefits from a freshly decorated interior, creating a clean and welcoming feel throughout. Externally, residents have use of attractive communal gardens to the rear and a single garage in a separate block, ideal for parking or additional storage.

This property has been successfully rented for over ten years, demonstrating its strong appeal and reliability as a rental investment. Based on current market conditions, the maisonette could potentially achieve a rental income in the region of approximately £1,350 to £1,400 per calendar month, offering an attractive yield of 6.46% for investors seeking a buy-to-let opportunity.

This maisonette presents an excellent opportunity for first-time buyers, or investors seeking a well-located, move-in ready home in Haywards Heath. Viewing is highly recommended.

EPC: C

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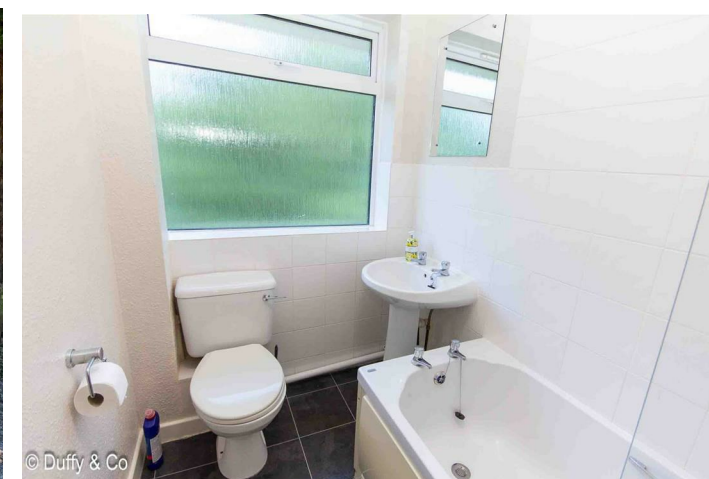
Service Charge: Property is responsible for it's part of the upkeep of the building

Building Insurance: Approx £459.65 PA

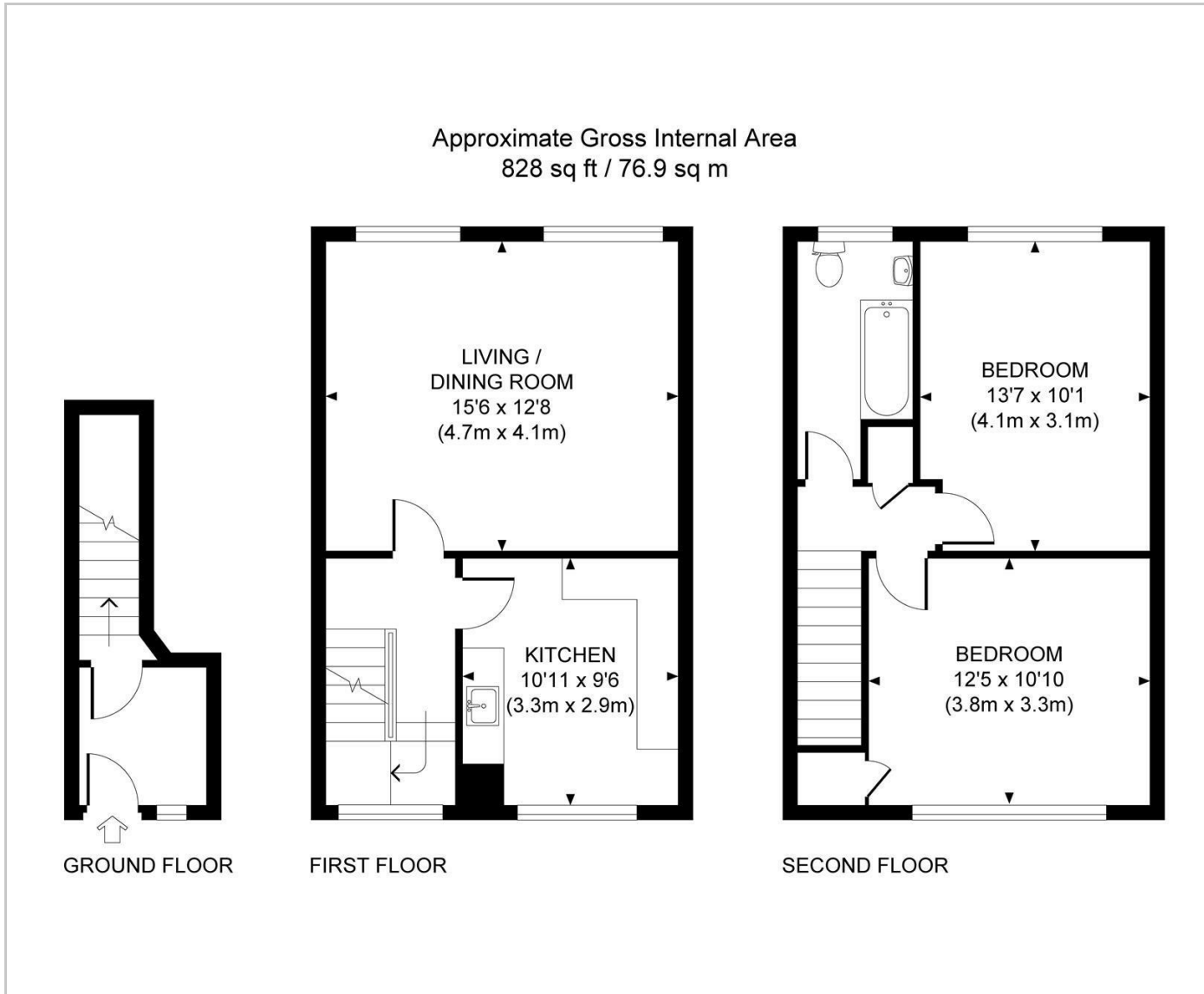
Lease : 99yrs From 2015 (Approx 89yrs Remain)

Ground Rent: £150 PA

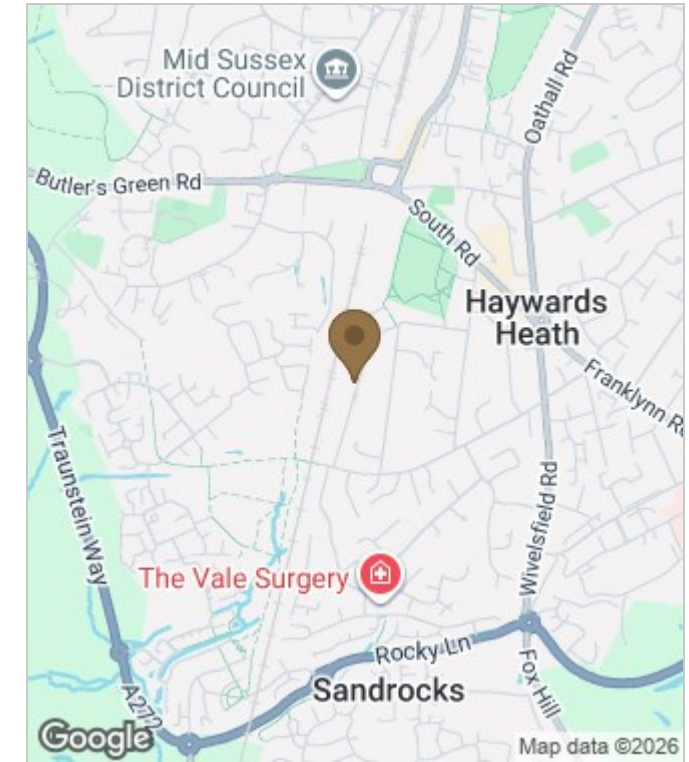
Managing Agents: The Fountayne Group Ltd - Emma House, 214-218 High Rd, South Tottenham, London N15 4NP



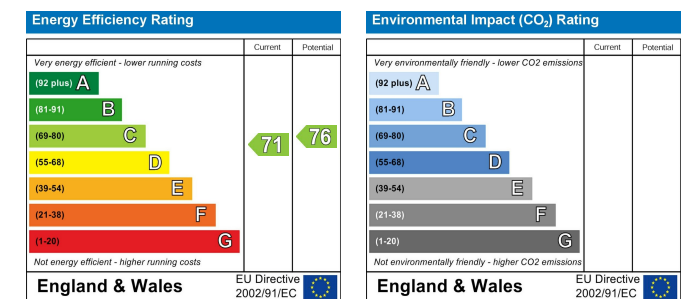
Floor Plans



Area Map



Energy Performance Graph



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