



12 Carnoustie Court
Caxton Way, Haywards Heath, RH16 3TF



Mark Revill & Co

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£250,000

This stylish top floor purpose built flat forms part of an attractive development set in its own well kept grounds. The bright and exceptionally well presented accommodation has the benefit of gas fired central heating and double glazing and features include a splendid open plan living room with fitted kitchen complete with appliances, there are 2 good size bedrooms and a modern bathroom with white suite. The block has a door entry phone system and there is a car parking space allocated by permit plus visitors parking. The flat is ideal for a first time buyer or as a buy to let investment with a potential rental income of approximately £1,100 per calendar month (providing a gross yield of just under 5%).

Situated in this popular central location just a short walk to the town centre with its wide range of shops and The Broadway with its array of restaurants. The town has several parks, a modern leisure complex, Waitrose and Sainsbury's superstores and the mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 5 miles to the west providing a direct



route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within an easy drive offering a natural venue for countryside walking and cycling.

TOP (SECOND) FLOOR FLAT

Hall Built-in coats/store cupboard. Door entry phone. Large built-in airing cupboard housing Worcester gas combination boiler and slatted shelved unit. Radiator.

Superb Open Plan Living Room with Kitchen 17'6" x 16'4" (5.33m x 4.98m) Double aspect with distant views towards Ashdown Forest. Comprehensively fitted kitchen area with twin stainless steel round sink with mixer tap, adjacent work surfaces on three sides incorporating a peninsula unit with cupboards, drawers, integrated dishwasher and washing machine beneath. Built-in brushed steel electric double oven, matching 4 ring gas hob and extractor hood over, flanked by wall cupboards. Integrated fridge/freezer. Ceiling downlighters to kitchen area. Vinyl flooring to kitchen. TV/FM and satellite aerial point. Telephone/internet points. 3 double glazed windows. 2 radiators.

Bedroom 1 11'1" x 9'8" (3.38m x 2.95m) Telephone point. TV aerial point. Double glazed window. Radiator.

Bedroom 2 9'8" x 8'8" (2.95m x 2.64m) Telephone point. TV aerial point. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, wc with concealed cistern, basin with mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Part tiled walls, fully tiled around bath. Vinyl flooring.

OUTSIDE

Car Parking Space Allocated by Permit plus visitors parking.

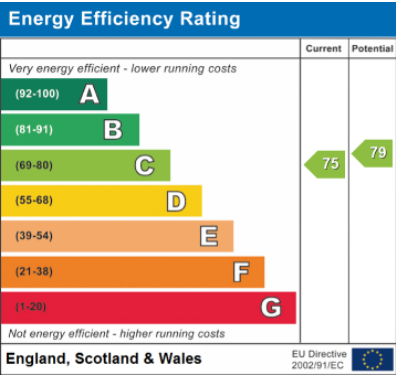
Attractive Communal Gardens Arranged mainly as lawns interspersed with small trees, shrub beds etc. Jubilee gardens lie to the front of the block planted with an abundance of colourful flowers.

OUTGOINGS

Ground Rent £175 per annum.

Maintenance About £1,176.32 per annum.

Lease 190 years from January 2004.



Approximate total area⁽¹⁾

600.3 ft²
55.77 m²

Reduced headroom

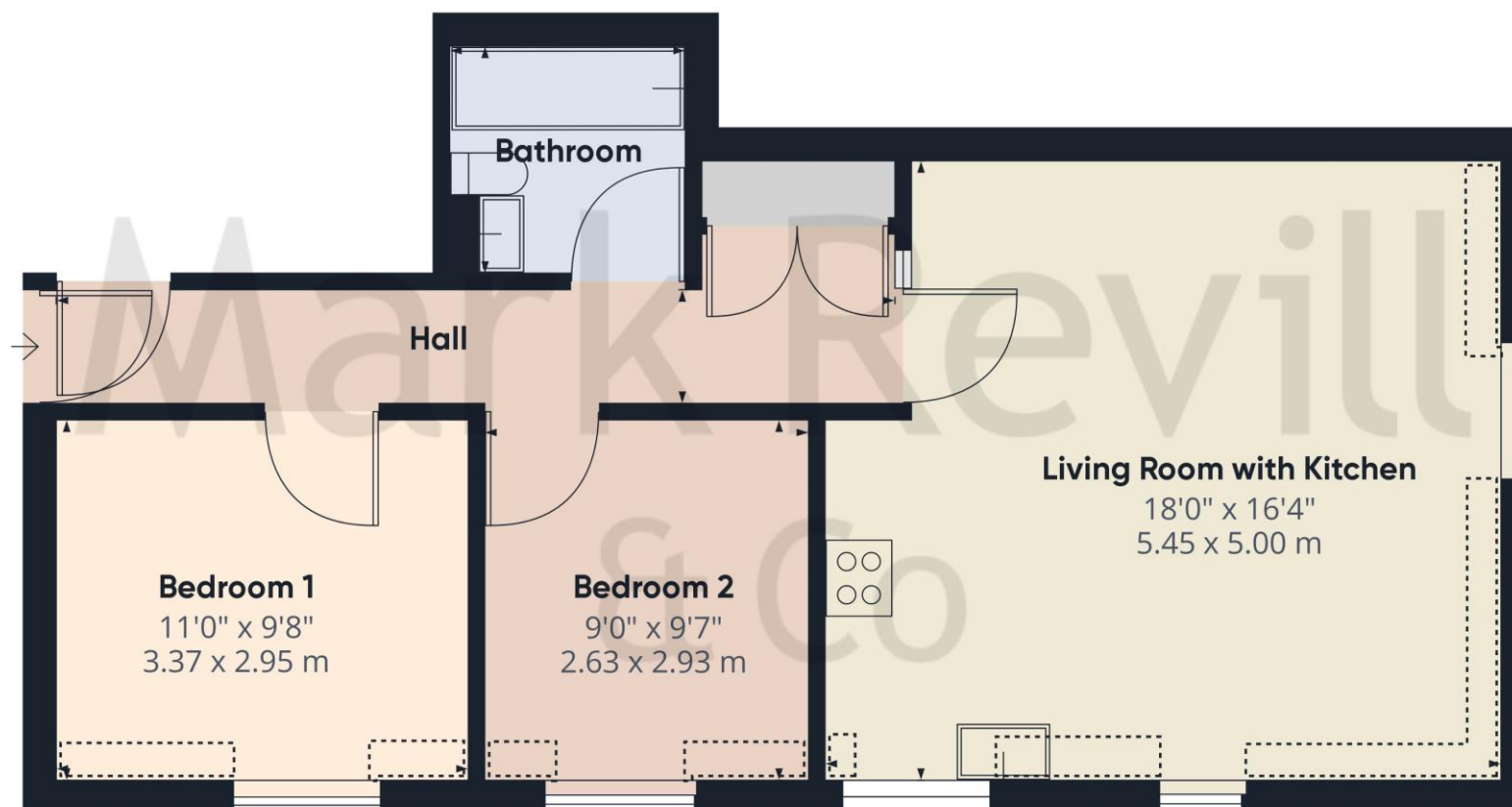
34.23 ft²
3.18 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com



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