



5 Southlands Court
Church Avenue, Haywards Heath, West Sussex. RH16 1EQ

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£245,000

An excellent first floor purpose built flat offering bright, spacious and well planned accommodation conveniently placed for the mainline station and local amenities. The flat has the benefit of electric heating and double glazing and incorporates 2 bedrooms, modern bathroom, a splendid open plan living room with fitted kitchen complete with appliances. There is an allocated car parking space plus undercover bike store and the block has a door entry phone system. The flat is ideal for a first time buyer or a buy to let investor with the potential rental income of about £925-950 per calendar month (providing a gross yield of approximately 4%).

Southlands Court is situated in this convenient location just a short walk to Sainsbury's and Waitrose superstores, the Dolphin Leisure centre and Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre and The Broadway are also close at hand with a wide range of shops and restaurants. The A23 lies to the west of the town providing direct access to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.



Communal Entrance Tiled hallway with stairs leading to:

FIRST FLOOR APARTMENT

Entrance Hall Built-in airing cupboard housing Heatrae Sadia electric boiler and Mega-flo pressurised hot water cylinder. Further built-in shelved storage cupboard. Video entry phone system. Radiator. Tiled floor.

Open Plan Living/Dining/Kitchen 17'1" x 13' (5.21m x 3.96m)

Living Room Area TV aerial/telephone point. 2 radiators. Ceiling downlighters. Laminate flooring.

Kitchen Area Comprehensively fitted comprising: stainless steel sink with drainer and mixer tap, range of high gloss fronted cupboards and drawers including integrated **dishwasher** and **washer/dryer**. Built-in brushed steel **electric oven**, **4 ring halogen hob** with extractor hood over. Integrated **fridge/freezer**. Further matching wall cupboards including glazed cabinet. 2 double glazed windows. Ceiling downlighters. Tiled splashback. Wood effect laminate flooring.

Bedroom 1 10'5" x 10' (3.18m x 3.05m) Large walk-in storage cupboard. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 2 8'9" x 8' (2.67m x 2.44m) Double glazed window. Radiator. Wood effect laminate flooring.

Bathroom White suite comprising Vivera Whirlpool bath with mixer tap and shower attachment with glazed shower screen, wc with concealed cistern, basin. Tiled shelf. Mirrored medicine cupboard with light above with shaver point. Ceiling downlighters. Extractor fan. Double glazed window. Radiator. Fully tiled walls and floor.

OUTSIDE

Allocated car Parking Space No. 5.

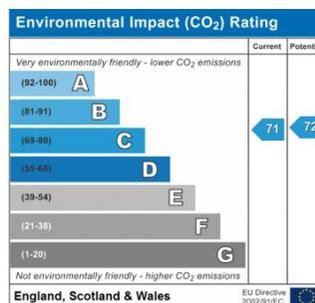
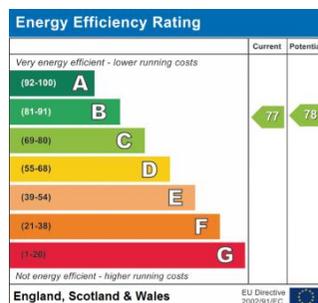
Covered Bike Store

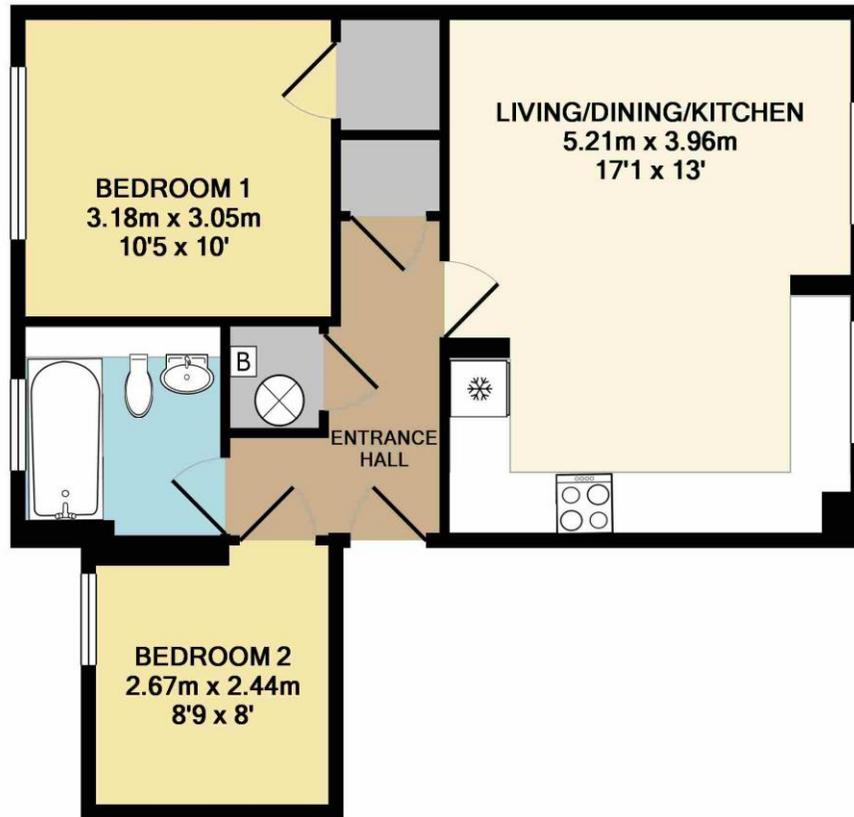
OUTGOINGS

Ground Rent & Maintenance £80 per calendar month (to be verified).

Lease 250 years from 2007 (to be verified).

Managing Agents Jonathan Rolls, 244 Eastern Road, Brighton, BN2 5TA. Telephone: 01273 684997





TOTAL APPROX. FLOOR AREA 52.0 SQ.M. (560 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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