



6 Turnberry Court

Iona Way, Haywards Heath, West Sussex. RH16 3TD



Mark Revall & Co

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£245,000

This superb first 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 a splendid double aspect L shaped sitting/dining room, comprehensively fitted kitchen complete with oven and hob, 2 bedrooms and a stylish refitted bathroom. The block has a door entry phone system and there is a car space allocated by permit plus visitors parking. The flat is ideal for a first time buyer or a buy to let investment with a potential rental income of approximately £900 per calendar month (providing a gross yield of approximately 4.5%).

Situated in this very popular central location just a short walk to the town centre with its wide range of shops within easy reach of 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 town also has several parks, a modern leisure complex, a



Sainsbury's and Waitrose superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, whilst Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

FIRST FLOOR FLAT

Hall Built-in shelved storage cupboard. **Utility cupboard** housing plumbing for washing machine and vent for tumble dryer. Door entry phone. Radiator.

Sitting and Dining Room 17'2" x 16'7" (5.23m x 5.05m) narrowing to 10'4" (3.15m) A fine double aspect room enjoying an open outlook. TV aerial point. 2 double glazed windows. Radiator. Natural wood flooring.

Excellent Kitchen 10'6" x 6'6" (3.20m x 1.98m) Comprehensively fitted with a quality range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped work surface with upstands, cupboards, drawers and appliance space under. Built-in brushed steel **electric oven**, fitted **4 ring induction hob** with coloured glass splashback and brushed steel extractor hood over, adjacent wall cupboards one housing Glow-worm gas combination boiler. Further range of tall wall cupboards, adjacent open shelving. Double glazed window. Radiator. Wood effect quality vinyl flooring.

Note: The fridge and freezer are available subject to negotiation.

Bedroom 1 10'10" x 10' (3.30m x 3.05m) Fitted large double wardrobe with floor to ceiling sliding doors. Double glazed window. Radiator.

Bedroom 2 10' x 6'7" (3.05m x 2.01m) Double glazed window. Radiator.

Luxury Bathroom Refitted with white suite comprising bath with mixer tap and shower attachment, basin with single lever mixer tap, drawers beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Fully tiled walls. Tiled floor.

OUTSIDE

Allocated Car Space Plus visitors parking.

Communal Gardens

OUTGOINGS

Ground Rent Peppercorn.

Maintenance About £1,200 per annum (to be verified).

Lease 174 years unexpired.



Floor Plan & EPC

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.

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