



12 Ottafield Court
Greenways, Haywards Heath, West Sussex. RH16 2DS

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£285,000

This bright and spacious first floor **freehold** flat forms part of a most attractive bay fronted building of just 4 flats. The flat has its own entrance, enjoys the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 2 good size bedrooms, a spacious double aspect living room and a kitchen/breakfast room complete with appliances. There is a garage located to the rear, 2 lock up outside stores adjacent to the entrance and residents have the use of a well kept communal garden.

Situated in this sought after location in a private road within walking distance of Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 43 minutes). The Dolphin Leisure complex and Sainsbury's superstore are nearby and the town centre is within easy reach offering a wide range of shops and an array of restaurants. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, whilst Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.



Own Ground Floor Entrance With uPVC replacement front door to:

Entrance Lobby Double glazed window. Radiator. Stairs to:

First Floor Landing Linen cupboard with slatted shelved cupboard beneath. Hatch to useful **loft space**, part floor boarded. Double glazed window.

Living Room 16'4" x 12' (4.98m x 3.66m) plus bay. Double aspect with double glazed bay window overlooking the front. Tiled fireplace and hearth. TV aerial point. Radiator. Further double glazed window.

Kitchen/Breakfast Room 11'8" x 7'2" (3.56m x 2.18m) Inset stainless steel bowl and a half sink with mixer tap, adjacent worktop, cupboards, drawers and Indesit **washing machine** under. Tricity **electric cooker**, adjacent worktop. Electric meter cupboard. Fitted breakfast bar. Bosch **fridge/freezer**. Built-in tall shelved larder. Built-in broom/store cupboard, cupboard over, adjacent tall shelved storage cupboard, cupboard over. 2 double glazed windows. Radiator. Part tiled walls.

Bedroom 1 12' x 11'10" (3.66m x 3.61m) Double glazed window. Radiator.

Bedroom 2 10'5" x 8'9" (3.18m x 2.67m) Double glazed window. Radiator.

Bathroom White suite comprising panelled bath, independent electric shower over, low level wc, pedestal wash hand basin. Electric wall heater. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

OUTSIDE

2 Lock Up Storage Cupboards

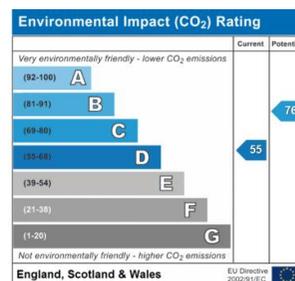
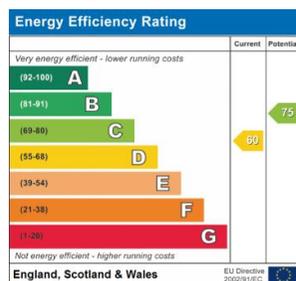
Garage Located at the rear with up and over door.

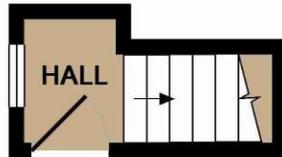
Communal Garden At the rear of the building approached via a footpath adjacent to the garage. Arranged as well kept lawns enclosed by established hedges.

OUTGOINGS

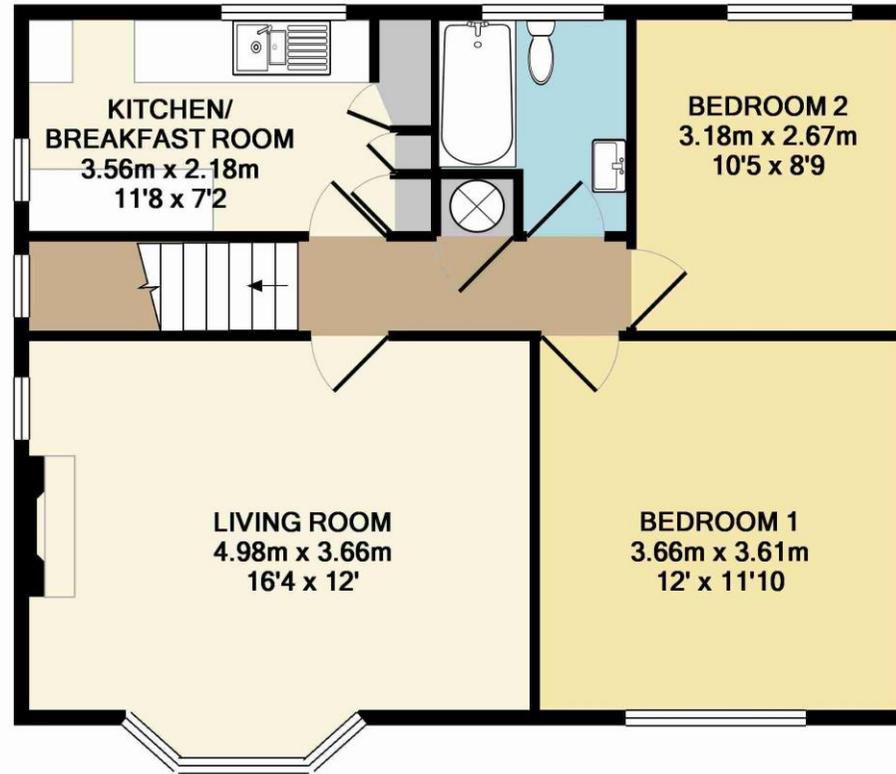
Service Charge Approximately £200 per annum.

Private Road Maintenance £25 per annum.





GROUND FLOOR
APPROX. FLOOR
AREA 2.9 SQ.M.
(31 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 59.4 SQ.M.
(639 SQ.FT.)

TOTAL APPROX. FLOOR AREA 62.3 SQ.M. (670 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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