



**51 Colwell Gardens**  
Haywards Heath, West Sussex. RH16 4HG

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£167,000

An excellent ground floor purpose built flat with its own entrance. This bright modern accommodation comprises recently refitted kitchen including hob and oven and a slimline integrated dishwasher. The property is served by electric heating to storage radiators. The property further benefits from uPVC double glazed windows and front door. The property enjoys a small paved garden area for its own use and there is an allocated parking space adjacent to the property, there is also an outside storage cupboard. This property is ideal for first time buyers or buy to let investors with a potential rental income of £700 per calendar month creating a yield of approximately 5% per annum.

Colwell Gardens is situated in this quiet yet convenient location, being just a short walk to the Princess Royal Hospital. The town centre is close by offering an array of shops, restaurants and bars in the Broadway, Waitrose and Sainsbury's Superstores, the Dolphin Leisure centre and Haywards Heath mainline railway station which offers a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies to the west of the town providing direct access to the



motorway network. Gatwick Airport is 15.3 miles to the north and the cosmopolitan city of Brighton is a similar distance to the South.

## GROUND FLOOR

uPVC front door to:

**Entrance Lobby** Electric fuse box. Opening through to:

**Sitting Room Area** 11'11" x 8'5" (3.63m x 2.57m) Electric wall heater. TV aerial point. Telephone point.

**Kitchen** 7'5" x 5'7" (2.26m x 1.70m) Fitted with roll edge worktops, base units beneath comprising cupboards and drawers. Integrated matching slimline **dishwasher**. Plumbing for washing machine. Fitted **4 ring electric ceramic hob** with oven beneath. Fitted light and filter in concealed unit above. 5 matching eye level wall cupboards. Single drainer stainless steel sink unit with chromium mixer tap. Part tiled walls. Tiled floor. Open hatch area to:

**Dining Area** 6'11" x 8'4" (2.11m x 2.54m) Electric storage heater.

Door to:

**Inner Hall** Airing cupboard housing factory lagged large hot water cylinder with twin immersions.

**Bathroom** Suite comprising panelled bath with glazed shower screen, part tiled walls, low level wc, pedestal wash basin. Electric wall fire.

**Bedroom** 10'1" x 8'8" (3.07m x 2.64m) *maximum*. Electric wall heater. Fitted double wardrobe extending to one wall with sliding doors.

## OUTSIDE

**Storage Cupboard** with electric meters.

**Paved Patio Area**

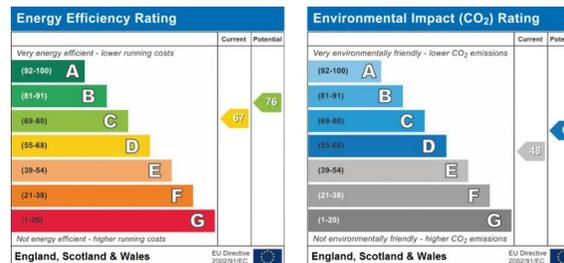
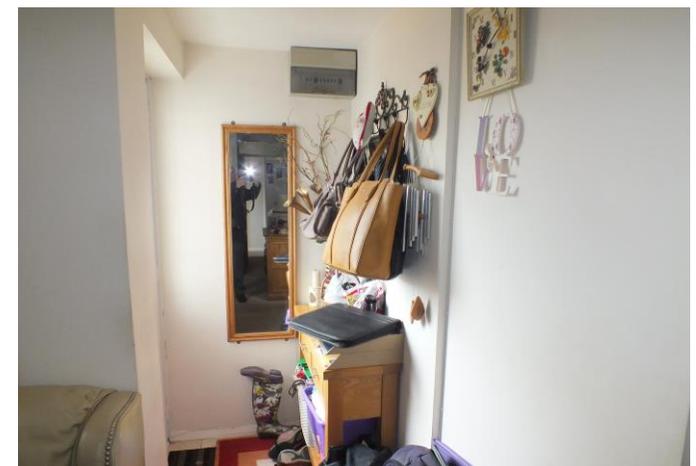
**1 Allocated Parking Space**

## OUTGOINGS

**Ground Rent** £100 per annum.

**Maintenance** Self administered shared with the first floor flat.

**Lease** 67 years remaining of the original 99 year lease. The current owner is exercising her right to have 90 years added to her present lease taking its term to 189 years from September 1986, this would include a peppercorn rent and a proposed premium for this lease extension would be £12,500, this cost is to be born by the purchaser.



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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