



55 Chapman Way
Southdowns Park, Haywards Heath, West Sussex. RH16 4UL



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£250,000

This stylish top (second) floor apartment forms part of an attractive purpose built development constructed about 10 years ago. The bright, spacious and well designed accommodation enjoys a favoured southerly and westerly aspect, has the benefit of gas fired central heating and double glazing and incorporates a superb double aspect open plan living room with comprehensively fitted kitchen complete with appliances, 2 double bedrooms, en suite shower room to the main bedroom and a bathroom. There is an allocated car parking space plus a bicycle store and the block has a door entry phone system. The apartment is ideal for a first time purchaser or those wishing to downsize or as a buy to let investment with a potential rental income of approximately £950 per calendar month (providing a gross yield of 4%).

Chapman Way lies immediately off Colwell Road on the southern edge of Haywards Heath just a short walk to a Sainsbury's Local and to Princess Royal Hospital. The town offers a wide range of shops, an array of restaurants and bars, a modern leisure complex, a



Waitrose and Sainsbury's superstore and the mainline railway station with its fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is 15.5 miles to the north and the cosmopolitan city of Brighton and the coast is less than 14 miles to the south.

TOP (SECOND) FLOOR APARTMENT

Entrance Hall Good size built-in coats/storage cupboard. Further large built-in storage/wardrobe cupboard. Hatch to loft space, **ideal storage space**.

Living Room 15'3" x 11'9" (4.65m x 3.58m) A fine double aspect room enjoying a favoured south and west aspect and an attractive outlook over Southdowns Park. TV aerial point. 3 double glazed windows. 2 radiators.

Kitchen 10' x 6'2" (3.05m x 1.88m) Well fitted with range of white high gloss fronted units comprising inset stainless steel bowl and a half sink with mixer tap, extensive work surfaces, cupboards, drawers and appliance space under. Built-in brushed steel **electric oven, 4 ring gas hob**, glass splashback and extractor hood over flanked by wall cupboards. Further wall cupboard housing Ideal gas boiler. Space for fridge/freezer. Plumbing for washing machine. Double glazed window. Vinyl flooring.

Bedroom 1 10'11" x 10'10" (3.33m x 3.30m) Double glazed window. Radiator.

En Suite Shower Room Fully tiled glazed shower cubicle, pedestal basin, single lever mixer tap, tiled splashback, close coupled wc. Extractor fan. Radiator. Vinyl flooring.

Bedroom 2 11'9" x 9'3" (3.58m x 2.82m) Double glazed window. Radiator.

Spacious Bathroom White suite comprising bath with mixer tap and shower attachment, tiled surround, close coupled wc, pedestal basin with single lever mixer tap, tiled splashback. Extractor fan. Radiator. Vinyl flooring.

OUTSIDE

Allocated Car Parking Space No. 55 Located close to the main entrance.

Bicycle Storage

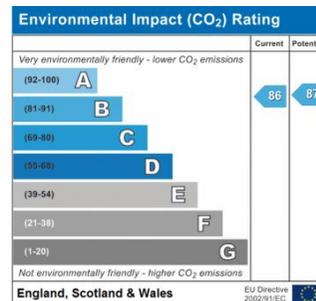
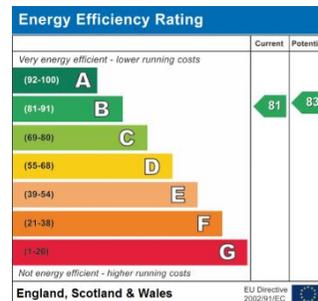
OUTGOINGS

Ground Rent £200 per annum.

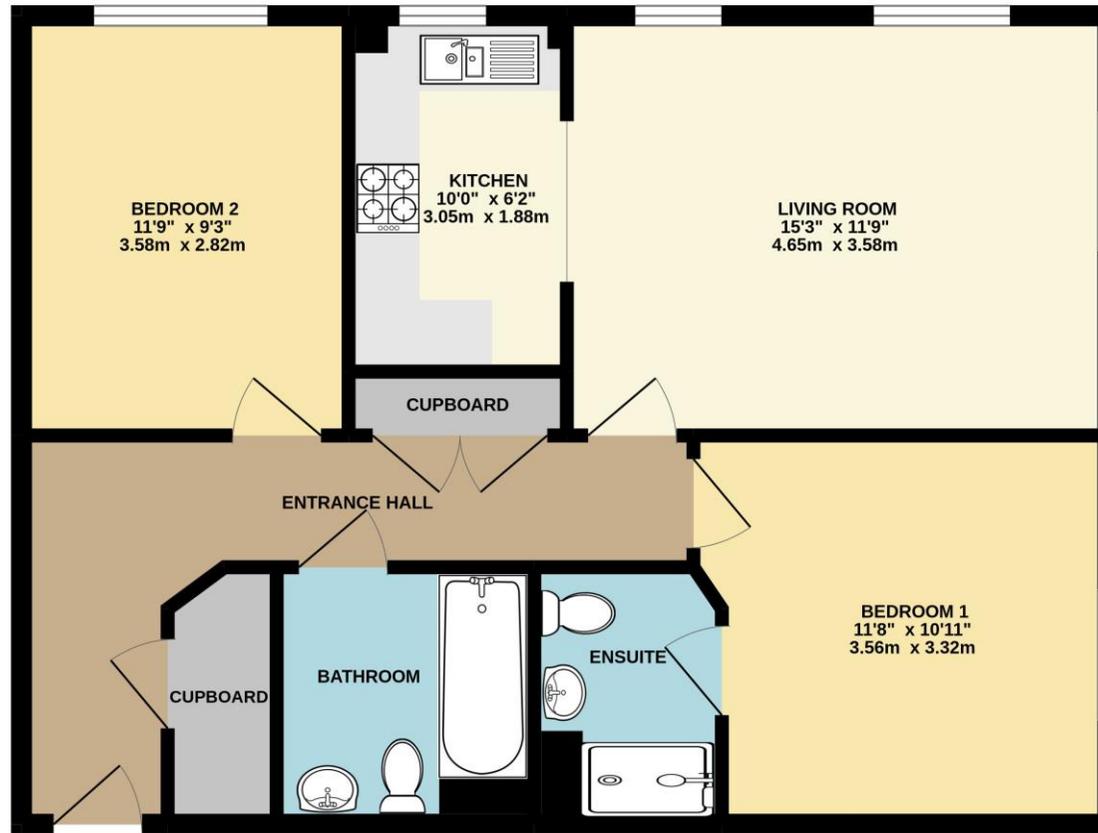
Service Charge About 1,000 per annum (to be verified).

Lease 125 years from 2012.

Managing Agents HML Andertons 0330 300 0004



TOP FLOOR FLAT
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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