



**11 Milton Court, Winnals Park**  
Paddockhall Road, Haywards Heath, West Sussex. RH16 1EY



**Mark Revill & Co**

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West Sussex. RH16 1EY

**Price £240,000**

This excellent top (second) floor apartment offers bright and exceptionally spacious accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The apartment incorporates 2 double bedrooms, a fine living room (16'6" x 13') with large picture window and door to a south facing balcony overlooking the communal gardens, a fitted kitchen and a refitted shower room with white suite. The residents enjoy the use of the beautifully kept communal gardens. There is ample car parking space and Winnals Park is protected by security entrance gates and each block has a door entry phone system. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor, the potential rental income is approximately £950 per calendar month (providing a gross yield of 4%).



Winnals Park is located just a short walk from Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin leisure complex, Sainsbury's and Waitrose superstores are in the immediate vicinity whilst the town centre is close by offering a wide range of shops and an array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, 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.

### Top (Second) Floor Flat

**Hall** Door entry phone. Built in tall shallow cupboard with cupboard over. Wood effect laminate flooring.

**Living Room** 16'6" x 13' (5.03m x 3.96m) Enjoying a favoured southerly aspect. Large double glazed picture window. TV/Satellite/FM aerial point. Telephone point. Radiator. Wood effect laminate flooring. Glazed door to:

**South Facing Balcony** 12'6" in length (3.81m) Tiled floor. Wrought iron balustrade.

**Kitchen** 12'5" x 6'10" (3.78m x 2.08m) Inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers and appliance space under. Plumbing for washing machine. Range of wall cupboards. Service cupboard. Deep built in slatted shelved linen cupboard with radiator, cupboard over. Double glazed window. Part tiled walls. Wood effect laminate flooring.

**Note:** The Kitchen appliances are available subject to negotiation.

**Bedroom 1** 11'10" x 10'8" (3.61m x 3.25m) Large built in triple wardrobe with hanging rails and shelving. Floor to ceiling sliding mirror doors. Double glazed window. Radiator. Wood effect laminate flooring.

**Bedroom 2** 13'1" x 8'11" (3.99m x 2.72m) Fitted double wardrobe with hanging rails and shelving, floor to ceiling sliding mirror doors. Adjacent matching cupboard housing Ideal gas combination boiler. Double glazed window. Radiator. Wood effect laminate flooring.

**Shower Room** White suite comprising glazed shower cubicle, pedestal basin with single lever mixer tap, glass shelf and mirror over. Close coupled wc. Heated chromium ladder towel warmer/radiator. Ceiling downlighters, extractor fan. Double glazed window. Wood effect laminate flooring.

### OUTSIDE

**Ample Parking Space with Residents Permit**

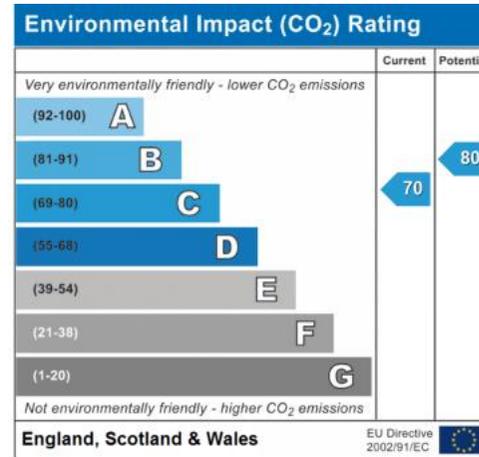
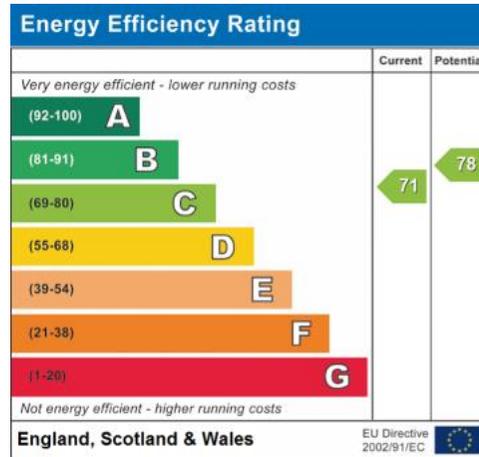
**Well Kept Communal Grounds** Laid mainly to lawn interspersed with shrub and rose beds planted with a variety of established trees.

### OUTGOINGS

**Ground Rent & Maintenance** £125 per month, including buildings insurance (to be verified).

**Lease** 125 years from 1992 (to be verified).





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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