



## 43 Horstead House

Franklynn Road, Haywards Heath, RH16 4HR



Mark Revill & Co

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RH16 4HR

**£235,000**

This excellent first floor flat forms part of an attractive purpose built development built about 35 years ago set in its own well kept communal grounds. The flat has been recently redecorated throughout and offers bright and well planned accommodation having the benefit of gas fired central heating and enjoys a favoured westerly aspect with distant views to the South Downs. The accommodation comprises: 2 bedrooms (with a range of fitted wardrobes to the main bedroom), bathroom with white suite, a good size living room with feature bay window, fitted kitchen and there is a large loft storage space. There is an allocated car parking space plus visitors parking and the 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 investment with a potential rental income of £875 per calendar month (providing a gross yield of approximately 4%).

Situated in this convenient central location set well back from the road and just a short walk to the town centre with its wide range of shops and The Broadway with its array of restaurants. Haywards Heath mainline station is



close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), whilst the A23 lies about 5 miles to the west providing a direct route to the motorway network. Haywards Heath has a modern leisure centre, several parks, a Sainsbury's and Waitrose superstore and there are several well regarded schools in the locality. Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

## FIRST FLOOR APARTMENT

**Entrance Hall** Built-in slatted shelved linen/storage cupboard. Built-in airing cupboard housing cold water and insulated hot water tanks. Door entry phone. Fuse box. Radiator.

**Living Room** 13'8" x 12'3" (4.17m x 3.73m) plus bay window and door recess. Enjoying a favoured westerly open aspect and distant views to the South Downs. TV/FM aerial points. Radiator.

**Kitchen** 9'4" x 8'5" (2.84m x 2.57m) Inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space under. Recess for cooker with gas and electric points. Matching worktop, cupboard, drawer and appliance space under. Several wall cupboards. Wall mounted Worcester gas boiler. Fitted breakfast bar. Radiator. Part tiled walls. Wood effect vinyl flooring.

**Bedroom 1** 12'10" x 9'10" (3.91m x 3.00m) Large built-in double wardrobe with floor to ceiling mirror doors. Hatch to **large loft space offering excellent storage space**. Telephone point. Radiator.

**Bedroom 2** 14'4" plus door recess x 6'8" (4.37m x 2.03m) plus wardrobe recess. Radiator.

**Bathroom** White suite comprising bath with mixer tap, independent shower over, glazed screen, close coupled wc and pedestal basin. Heated chromium ladder towel warmer/radiator. Extractor fan. Part tiled walls. Wood effect vinyl flooring.

## OUTSIDE

**Allocated Car Parking Space** No. 62. Plus ample visitors parking.

**Communal Gardens** Arranged as well tended lawns

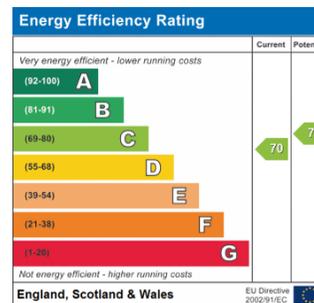
## OUTGOINGS

**Ground Rent** £50 per annum.

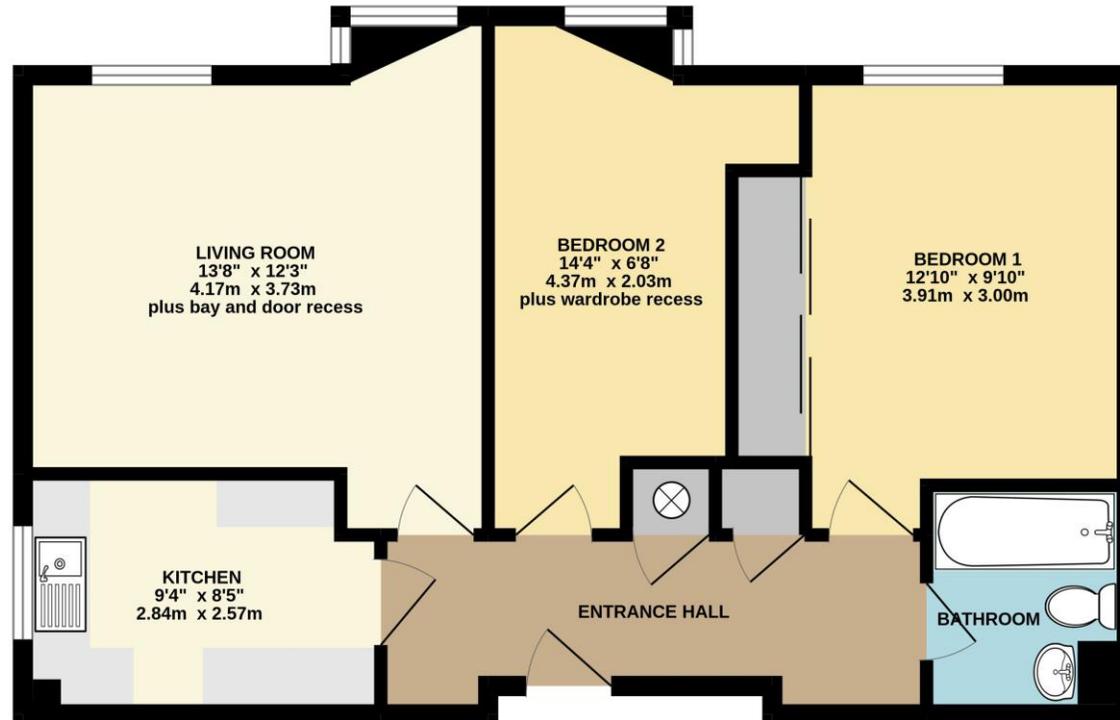
**Maintenance** £497.75 per half year.

**Lease** 999 years from 2002 (to be verified). We understand that the owner has a share of the freehold company.

**Managing Agents** Hunters - 1 Church Rd, Burgess Hill RH15 9BB Phone: 01444 254400



FIRST FLOOR FLAT  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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