



29 Chailey Court

Franklynn Road, Haywards Heath, RH16 4HR



Mark Revill & Co

29 Chailey Court

Franklynn Road, Haywards Heath,
RH16 4HR

£245,000

This excellent top floor flat forms part of an attractive purpose built development built about 35 years ago set in its well-kept grounds. The flat offers bright and well-designed accommodation enjoying far reaching views to the South Downs, having the benefit of gas fired central heating and double glazing. The accommodation incorporates a fine double aspect living room, 2 good size bedrooms, a well fitted kitchen and a modern bathroom. 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 about £900 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.

Main front door with entry phone system. Stairs to:

TOP FLOOR FLAT

Communal Landing Front door to:

Entrance Hall Electric fuse box. 2 deep shelved storage cupboards. Entry phone system. Radiator. Hatch to loft space with drop down ladder, partially boarded with lighting.

Kitchen 9'5" x 7' (2.87m x 2.13m) Extensively fitted with roll edge worktops, base units comprising cupboards and drawers, eye level wall cupboards. Single drainer stainless steel sink unit. Electric cooker point. Plumbing for washing machine. Worcester wall mounted boiler for gas central heating and hot water.

Sitting Room 15'9" int recess x 12'3" (4.80m x 3.73m) Attractive double aspect room with southerly views. 2 radiators. Telephone point. TV aerial point.

Bedroom 1 13'5" x 10'4" (4.09m x 3.15m) Sliding mirror wardrobe doors extending to the whole of one wall. Radiator.

Bedroom 2 12'2" x 8' (3.71m x 2.44m) Radiator.

Bathroom Suite comprising panelled bath with chromium mixer tap, shower attachment, glass shower screen, low level wc, pedestal wash basin. Light incorporating shaver point. Radiator. Full height part tiled walls.

OUTSIDE

Communal Grounds Mainly laid to lawns surrounding the property.

1 Allocated Parking Space No. 19.

OUTGOINGS

Maintenance £950 per annum to include buildings insurance.

Lease 999 years.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com



Mark Revill & Co