



## 1 Chaucer Court

Winnals Park, Paddockhall Road, Haywards Heath. RH161EU



Mark Revill & Co

# 1 Chaucer Court

Winnals Park, Paddockhall Road,  
Haywards Heath. RH16 1EU

£290,000

This beautifully presented ground 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 (16'3" x 12') with large picture window and door to a south facing balcony/patio overlooking the communal gardens, an excellent fitted kitchen complete with appliances and a bathroom with white suite. In addition, there is a car parking space and Winnals Park has beautifully kept communal gardens, security 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 £1,000 -1,100 per calendar month (providing a gross yield of about 4%).

Winnals Park is a gated development 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 as is The Broadway with its array of restaurants and bars. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south and the South Downs National Park is within an easy drive.

## GROUND FLOOR FLAT

**Entrance Hall** Good size built-in storage cupboard with light point. Service hatch to outside store. Electric meter cupboard with trip switches. Door entry phone. Radiator. Wood effect laminate flooring.

**Living Room** Enjoying a favoured southerly aspect and an outlook over the communal gardens. TV aerial point. 2 wall light points. 2 radiators. Double glazed picture window. Wood effect laminate flooring. Glazed door to:

**South Facing Balcony** With outlook over the communal gardens.

**Excellent Kitchen** Comprehensively fitted with a range of high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent L shaped work surface with cupboards, one housing gas meter, drawers and washing machine under. Built-in brushed steel electric oven with 4 ring halogen hob over. Tall fridge/freezer. Range of wall cupboards, further wall cupboard. Wall mounted gas boiler. Double glazed window. Part tiled walls. Wood effect laminate flooring.

**Bedroom 1** Good range of fitted wardrobes with sliding doors, incorporating hanging rails and shelving, cupboards over. Double glazed window. Radiator. Wood effect laminate flooring.

**Bedroom 2** Built-in double wardrobe with hanging rail, cupboard over. Double glazed window. Radiator. Wood effect laminate flooring.

**Bathroom** White suite comprising bath with independent electric shower over, fitted shower rail and curtain, pedestal basin, low level wc. Heated chromium plated ladder towel warmer/radiator. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelf. Double glazed window. Part tiled walls. Wood effect laminate flooring.

## OUTSIDE

**Service/storage cupboard** Adjacent to the flat in the communal hall.

**Car Parking Space** Plus ample visitors parking

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

## OUTGOINGS

**Ground Rent** £150 per annum.

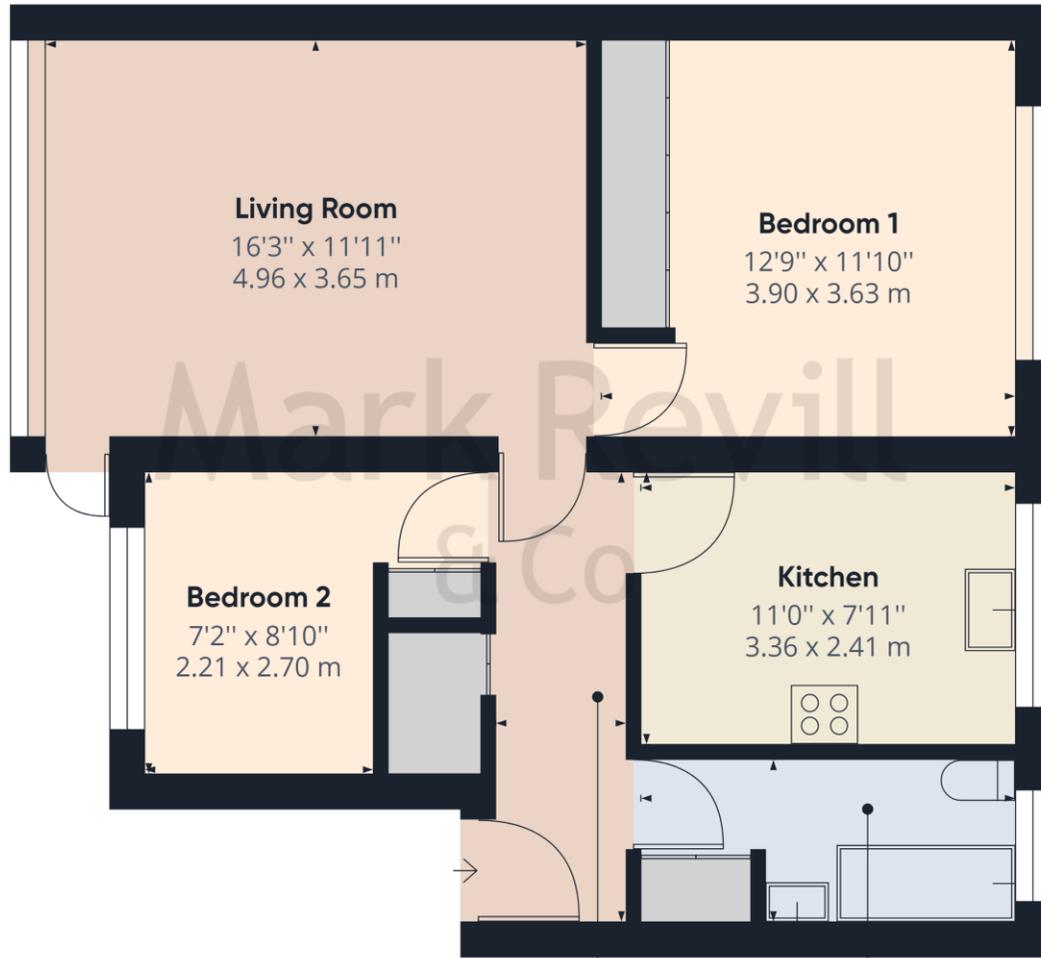
**Service Charge** £1,350 per annum.

**Lease** 125 years from 25th December 1992.

**Note** Each leaseholder has a share in the freehold.



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



**Approximate total area<sup>(1)</sup>**  
645.03 ft<sup>2</sup>  
59.93 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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