



2 Chaucer Court, Winnals Park
Paddockhall Road, Haywards Heath, RH16 1EU

 **Mark Revill & Co**

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£295,000

This exceptionally well presented ground floor apartment has the benefit of a garage and is located in a sought after gated development close to all amenities. The bright and extremely spacious accommodation has gas fired central heating and double glazed replacement windows throughout and incorporates 2 double bedrooms, a fine living room with large picture window and door to a south facing balcony/patio overlooking the communal gardens, an excellent fitted kitchen/breakfast room complete with oven and hob and a refitted shower/bathroom with white suite. Winnals Park has beautifully kept communal gardens 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 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, 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 APARTMENT

Hall Electric meter and trip switches. Good size built-in partly shelved coats/storage cupboard. Hatch to storage cupboard. Door entry phone. Radiator. Wood effect laminate flooring.

Living Room 16'5" x 11'11" (5m x 3.63m) Enjoying a southerly aspect and outlook over the communal gardens. Telephone point. TV aerial point. Large double glazed picture window. Radiator. Wood effect laminate flooring. Glazed door to:

South Facing Balcony/Patio

Kitchen/Breakfast Room 10'11" x 7'10" (3.33m x 2.39m) Comprehensively fitted with an attractive range of high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent L shaped quartz effect laminate work surfaces and upstands, cupboards, one housing gas meter, drawers and appliance space under. Built-in brushed steel **electric oven** with **4 ring halogen hob** over. Range of wall cupboards. Wall mounted Alpha gas combination boiler. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 1 10'9" x 11'11" (3.28m x 3.63m) 2 built-in double wardrobes with hanging rails, cupboards over. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 2 8'10" x 7'3" (2.69m x 2.21m) Good size built-in double wardrobe. Double glazed window. Radiator.

Bathroom Refitted with white suite comprising bath, basin with cupboard beneath, glazed shower cubicle, wc with concealed cistern. Double glazed window. Radiator. Fully tiled walls. Wood effect flooring.

OUTSIDE

Service/Storage Cupboard Adjacent to the flat in the communal hall.

Garage No. 7

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

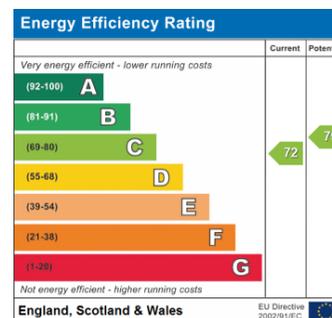
OUTGOINGS

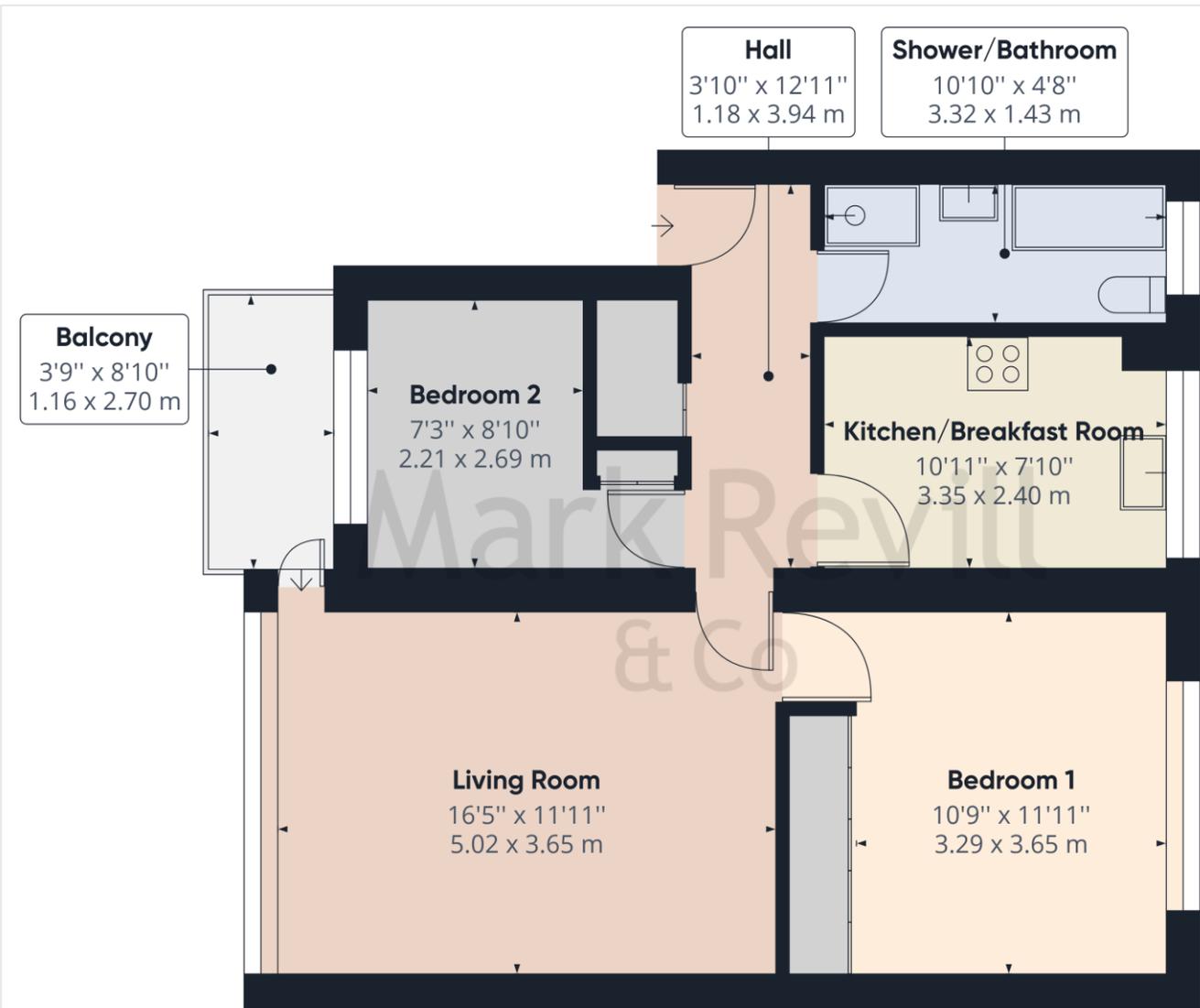
Ground Rent £150 per annum.

Service Charge £1,350 per annum.

Lease 125 years from 25th December 1992.

Note: Each leaseholder has a share of the freehold.





Approximate total area⁽¹⁾
 640.24 ft²
 59.48 m²

(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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