



**7 Copythorne House**  
Gordon Road, Haywards Heath, RH16 1EL



Mark Revill & Co

## 7 Copythorne House

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Guide Price £250,000

This excellent ground floor purpose built flat forms part of a small two-storey building in a convenient central location just a short walk to the station. The flat has its own entrance, has the benefit of gas central heating and double glazing and incorporates 2 bedrooms, bathroom, a good size living room and a well fitted kitchen complete with appliances. There is an allocated car parking space to the rear of the building and there is a communal garden with enclosed paved area adjacent to the flat. The property is ideal for a first time buyer, those wishing to downsize or a buy to let investor with the potential rental income of about £950-£1,000 per calendar month (providing a gross yield of approximately 4.4%).

Situated in this central location just a short walk to Haywards Heath mainline station providing 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 and The Broadway with its array of restaurants and bars is close at hand. The town centre is within easy reach with its wide range of shops and the A23 lies about 5 miles to the west providing a direct



route to the motorway network. Gatwick Airport is about 13 miles to the north, the cosmopolitan city of Brighton and the coast is 15.5 miles to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR FLAT

**Own Entrance** with **Lobby**. Double glazed front door to:

**Hall** Built-in slatted shelved linen cupboard. Radiator.

### Inner Hall

**Living Room** 12'3" x 12'1" (3.73m x 3.68m) Large double glazed bay window to front. TV aerial point. Telephone/internet points. Radiator.

**Kitchen** 11'7" x 5'6" (3.53m x 1.68m) Fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and **washing machine** under. Built-in **electric oven**. **4 ring halogen hob** and brushed steel extractor hood over, wall cupboard. Cupboard housing Worcester gas boiler. Matching worktop, cupboards beneath, further range of wall cupboards over. Double glazed window. Radiator. Part tiled walls. Vinyl flooring. Glazed door to **rear entrance**.

**Bedroom 1** 12'9" x 8'3" (3.89m x 2.51m) Double glazed window. Radiator.

**Bedroom 2** 9' x 8'2" (2.74m x 2.49m) Double glazed window. Radiator.

**Shower Room** Fully tiled glazed shower cubicle with hand held fitment, close coupled wc, basin with single lever mixer tap, cupboard beneath. Wall mirror. Small strip light/shaver point. Extractor fan. Radiator. Part tiled walls. Tiled floor.

## OUTSIDE

**Communal Garden**

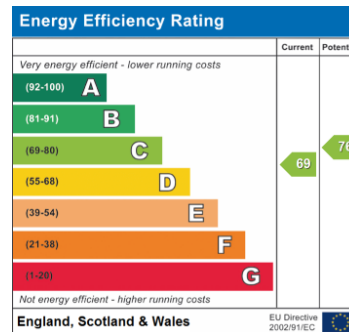
**Allocated Car Parking Space**

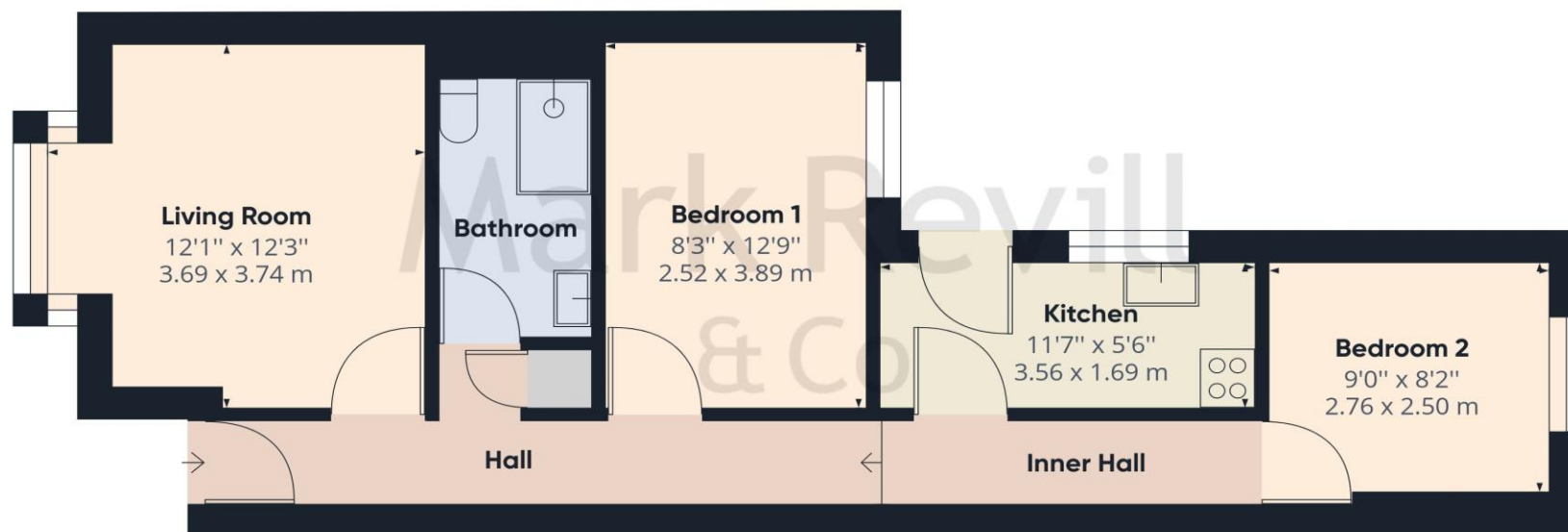
## OUTGOINGS

**Maintenance** £52 per month.

**Lease** 999 years from 2014.

**Note:** The owner of flat 7 has a 20% share of the freehold company.





Approximate total area<sup>(1)</sup>

547.20 ft<sup>2</sup>

50.84 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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