



12 Clair Court

Perrymount Road, Haywards Heath, RH16 3EE



Mark Revill & Co

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RH16 3EE

Guide Price £250,000

This excellent first floor purpose built apartment forms part of a modern block enjoying a lovely wooded outlook over Clair Park to the rear. The bright, spacious and well fitted accommodation has the benefit of gas central heating and double glazing throughout and incorporates a large triple aspect sitting/dining room with views over the park, an excellent comprehensively fitted kitchen with integrated appliances and a modern bathroom with white suite. There is an allocated undercover parking space 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 investor with a potential rental income of about £950-975 per calendar month (providing a gross yield of approximately 4.3%).

Clair Court is set well back from Perrymount Road in this very convenient location just a short walk to the mainline station offering fast and frequent service to London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure centre, Sainsbury's and Waitrose superstores are in the immediate vicinity and The Broadway with its array of restaurants is close at hand.



The town centre is within easy reach offering a wide of shopping facilities, whilst the A23 is about 5 miles to the west providing a direct route to Gatwick Airport (13.2 miles), the motorway network, Brighton (15 miles) and the coast.

Front door with entry phone system and post box. Stairs leading to:

FIRST FLOOR APARTMENT

Entrance Hall 2 radiators. Double glazed window. Entry phone system. Deep walk-in storage cupboard with shelving.

Sitting/Dining Room 19'7" x 9'9" (5.97m x 2.97m) A fine triple aspect room enjoying an outlook over Clair Park. TV/FM aerial points. Telephone point. 3 radiators. 3 double glazed windows.

Kitchen 11'2" x 7'1" (3.40m x 2.16m) Comprehensively fitted with a range of quality units comprising oak fronted cupboards and drawers with matching eye level wall cupboards, inset stainless steel bowl and a half bowl sink with mixer tap, adjacent roll edge work surfaces, cupboards and drawers under, integrated Bosch **washer/dryer** and Zanussi **dishwasher**. Zanussi stainless steel **fan assisted electric oven** with matching **4 ring gas hob** and brushed steel extractor with lighting over. Good range of wall cupboards. Cupboard housing Worcester gas combination boiler for domestic hot water and central heating. Space for upright fridge/freezer. Tiled splashbacks. Double glazed window. Tiled effect wood flooring.

Bedroom 1 14'10" x 9'9" (4.52m x 2.97m) Enjoying a lovely wooded outlook over Clair Park. Radiator. Double glazed window.

Bedroom 2 11'2" x 6'9" (3.40m x 2.06m) Attractive outlook over Clair Park to the rear. Radiator. Double glazed window.

Bathroom White suite comprising shaped bath with wall mounted mixer tap, independent shower over, curved glazed shower screen, basin with single lever mixer tap and tiled splashback, low level wc. Heated chromium ladder towel/radiator. Double glazed window. Extractor fan. Part tiled walls. Vinyl flooring.

OUTSIDE

Covered Allocated Parking Space

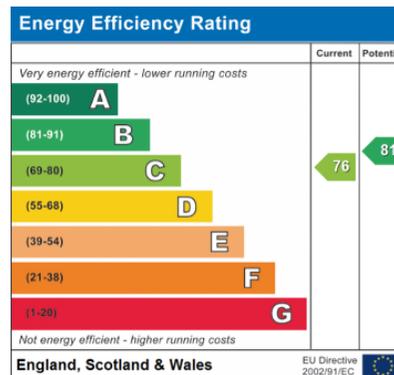
OUTGOINGS

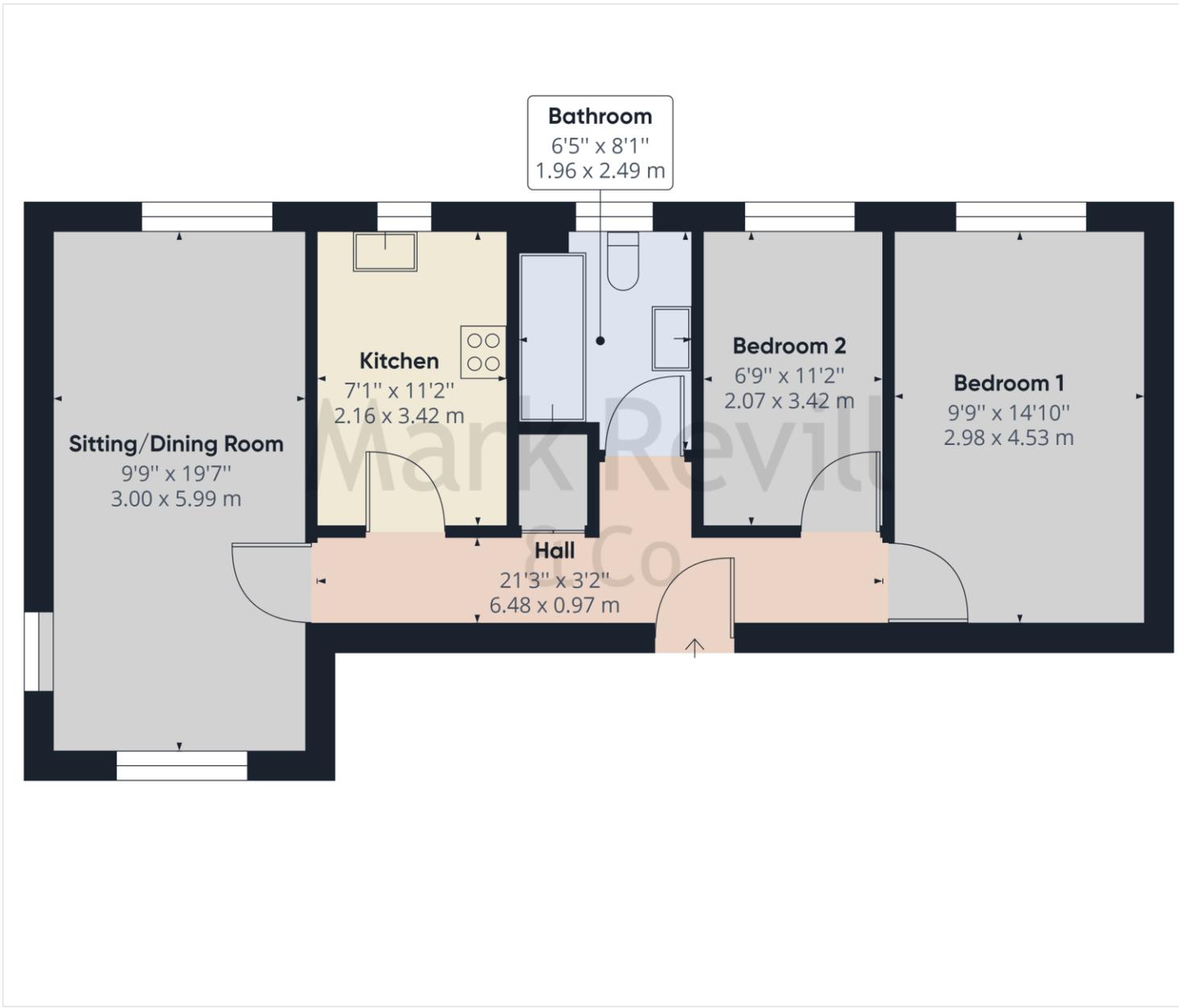
Service Charge £960 per annum. Includes buildings insurance.

Lease 999 years from 25th March 1980

Note Each of the flat owners have a share of the freehold.

Managing Agent Duke Management Ltd





Approximate total area⁽¹⁾
639.42 ft²
59.40 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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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

