



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

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£200,000

This excellent ground floor flat forms part of an attractive two storey building in a convenient central location. The bright and well planned accommodation has the benefit of gas central heating and double glazing and incorporates a large south facing living room, well fitted kitchen complete with appliances, double bedroom and a modern bathroom. There is an allocated car space plus visitors parking at the rear and a communal garden with paved area and lawn. The flat has a 20% share of the freehold company and is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of £750-775,000 per calendar month providing a gross yield of 4.2%.

Situated in this popular central location just off Queens Road within a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsbury's superstores are all close at hand whilst The Broadway with its array of restaurants and the town centre with its wide range of shops are within easy reach. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is just over 15 miles distant.



GROUND FLOOR FLAT

L Shaped Hall Radiator. Good size built-in coats/store cupboard with hanging rail and shelf. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder.

Living Room 13'8" x 11'5" (4.17m x 3.48m) Enjoying a favoured southerly aspect. Recessed book/display shelving. TV aerial point. Wall mounted Worcester gas boiler. Large double glazed window. Radiator.

Kitchen 10'5" x 5'5" (3.18m x 1.65m) Inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space with **washing machine** under. Tall **fridge/freezer**. Built-in **electric oven**, fitted brushed steel **4 ring electric hob**. Range of wall cupboards. Double glazed window. Radiator. Part tiled walls. Tiled effect vinyl flooring.

Bedroom 12' x 8'2" (3.66m x 2.49m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin with mixer tap, close coupled wc. Small strip light/shaver point. Extractor fan. Radiator. Part tiled walls. Vinyl flooring.

OUTSIDE

Allocated Car Parking Space Plus visitors parking.


Communal Gardens To the rear of the building with paved patio and small area of lawn with rotary drying line.

OUTGOINGS

Maintenance £47.50 per calendar month.

Lease 999 years from 2014 (to be verified).

Note: The owner of Flat 1 has a 20% share of the freehold company.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	





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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