



12 Carnoustie Court
Caxton Way, Haywards Heath, West Sussex. RH16 3TF

 **Mark Revill & Co**

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£240,000

This superb top floor purpose built flat forms part of an attractive development set in its own well kept grounds. The bright and exceptionally well presented accommodation has the benefit of gas fired central heating and double glazing and features include a splendid open plan living room with fitted kitchen complete with appliances, there are 2 good size bedrooms and a stylish bathroom. The block has a door entry phone system and there is a car parking space allocated by permit plus visitors parking. The flat is ideal for a first time buyer or as a buy to let investment with a potential rental income of approximately £800 per calendar month (providing a gross yield of approximately 4.4%).

Situated in this popular central location just a short walk to the town centre with its wide range of shops and array of restaurants. Haywards Heath mainline railway station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 43 minutes). The town has several parks, a modern leisure complex and a Sainsbury's superstore. The A23 lies about 5 miles to the west providing a direct route to the



motorway network, whilst Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.

TOP (SECOND) FLOOR FLAT

Hall Built-in coats/store cupboard. Door entry phone. Large built-in airing cupboard housing recently installed Worcester gas combination boiler and slatted shelved unit. Radiator.

Superb Open Plan Living Room with Kitchen 17'6" x 16'4" (5.33m x 4.98m) Double aspect with distant views towards Ashdown Forest. Comprehensively fitted kitchen area with twin stainless steel round sink with mixer tap, adjacent work surfaces on three sides incorporating a peninsula unit with cupboards, drawers, integrated **dishwasher** and **washing machine** beneath. Built-in brushed steel **electric double oven**, matching **4 ring gas hob** and extractor hood over, flanked by wall cupboards. Integrated **fridge/freezer**. Ceiling downlighters to kitchen area. Vinyl flooring to kitchen. TV/FM and satellite aerial point. Telephone/internet points. 3 double glazed windows. 2 radiators.

Bedroom 1 11'1" x 9'8" (3.38m x 2.95m) Telephone point. TV aerial point. Double glazed window. Radiator.

Bedroom 2 9'8" x 8'8" (2.95m x 2.64m) Telephone point. TV aerial point. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, wc with concealed cistern, basin with mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Part tiled walls, fully tiled around bath. Vinyl flooring.

OUTSIDE

Car Parking Space Allocated by Permit plus visitors parking.

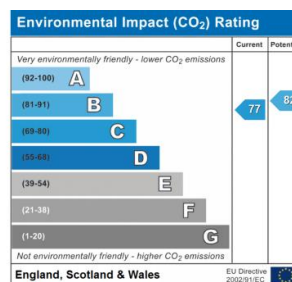
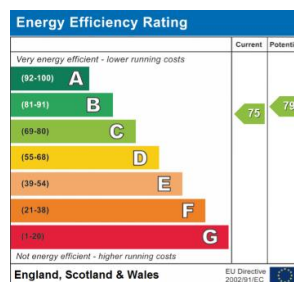
Attractive Communal Gardens Arranged mainly as lawns interspersed with small trees, shrub beds etc. Jubilee gardens lie to the front of the block planted with an abundance of colourful flowers.

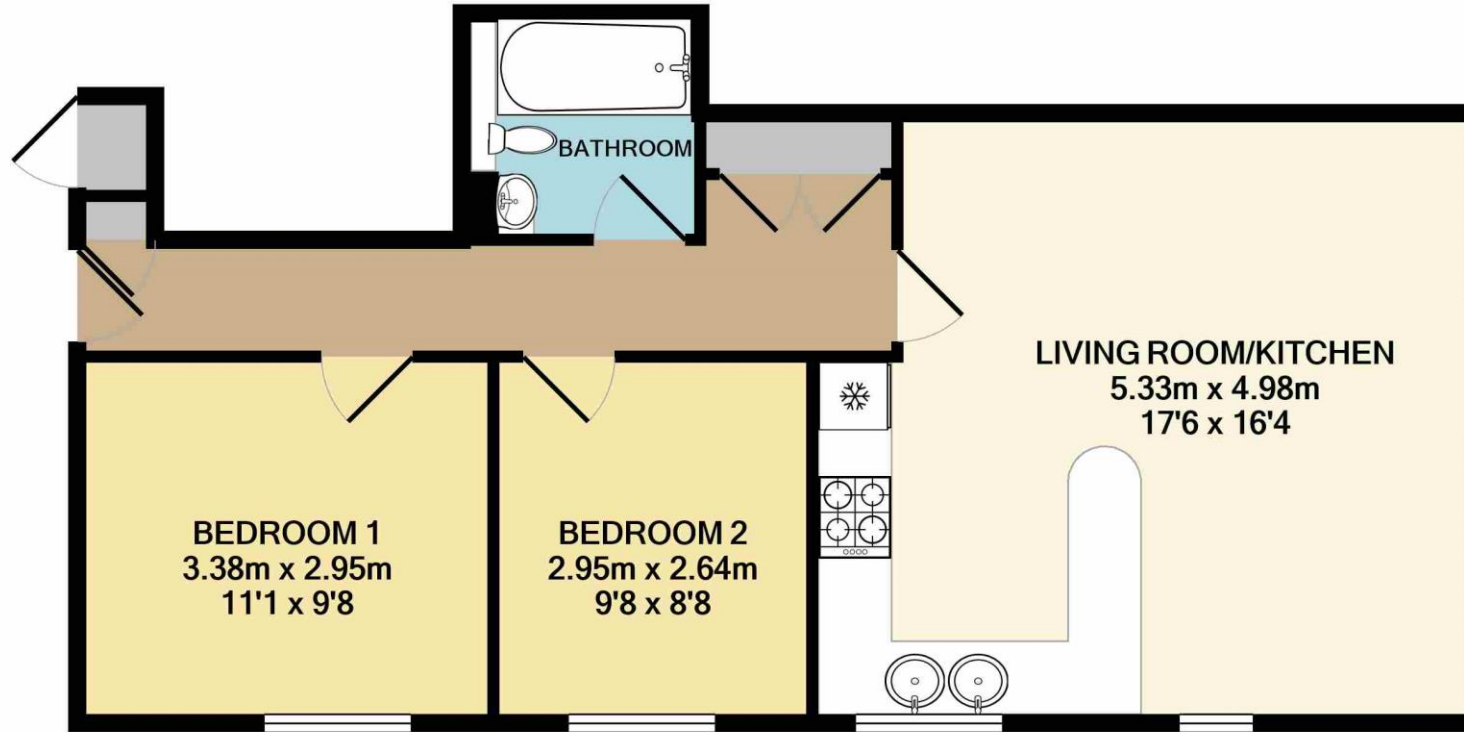
OUTGOINGS

Ground Rent £175 per annum.

Maintenance About £1,234 per annum.

Lease 190 years from January 2004.





BEDROOM 1
3.38m x 2.95m
11'1 x 9'8

BEDROOM 2
2.95m x 2.64m
9'8 x 8'8

LIVING ROOM/KITCHEN
5.33m x 4.98m
17'6 x 16'4

TOTAL APPROX. FLOOR AREA 56.0 SQ.M. (603 SQ.FT.)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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