



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



**Mark Revill & Co**

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

Price £235,000

This excellent ground floor flat forms part of a small purpose built block in an attractive development set in its own well kept grounds. The bright, spacious and well presented accommodation has the benefit of gas fired central heating (with combination boiler) and double glazed replacement windows and features a large double aspect L shaped living/dining room, an excellent fitted kitchen complete with oven and hob, 2 bedrooms both with built-in wardrobes and a shower room with white suite. There is ample car parking space (permit provided) and the block has a door entry phone system. The flat is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with a potential rental income of £900 per calendar month providing a gross yield of approximately 4%.

Situated in this convenient central location just a short walk to the town centre with its wide range of shops and The Broadway with its array of restaurants whilst the mainline railway station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath has a modern leisure complex, several parks and a Sainsbury's and



Waitrose superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south.

## GROUND FLOOR FLAT

**Hall** Built-in coats/storage cupboard with trip switches. Good size built in shelved storage cupboard. Door entry phone. Radiator.

**Living and Dining Room** 17'3" *narrowing to* 11'7" (3.53m) x 16'6" (5.26m x 5.03m) A fine double aspect room. TV aerial point. 2 double glazed windows. 2 radiators.

**Excellent Kitchen** 9'10" x 7'2" (3m x 2.18m) Comprehensively fitted with attractive range of white fronted units comprising inset stainless steel sink with mixer tap, extensive work surfaces with cupboards, drawers and appliance space with plumbing for washing machine under. Built-in Bloomberg **electric oven**, fitted brushed steel **4 ring gas hob** and extractor hood over, flanked by wall cupboards. Space for upright fridge/freezer. Wall mounted Vaillant gas combination boiler. Double glazed window. Part tiled walls. Vinyl flooring.

**Bedroom 1** 10' x 9'8" (3.05m x 2.95m) Good size built-in wardrobe. Double glazed window. Radiator.

**Bedroom 2** 10' x 7' (3.05m x 2.13m) Good size built-in wardrobe. Double glazed window. Radiator.

**Shower Room** Fully tiled glazed shower cubicle, basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Part tiled walls. Vinyl flooring.

## OUTSIDE

**Ample Car Parking Space** With residents permit.

**Attractive Communal Gardens** Well kept arranged mainly as lawn.

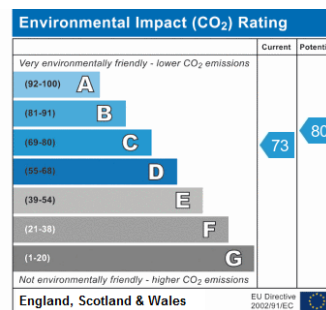
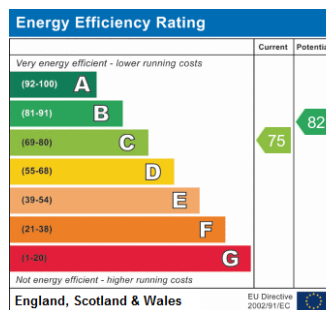
## OUTGOINGS

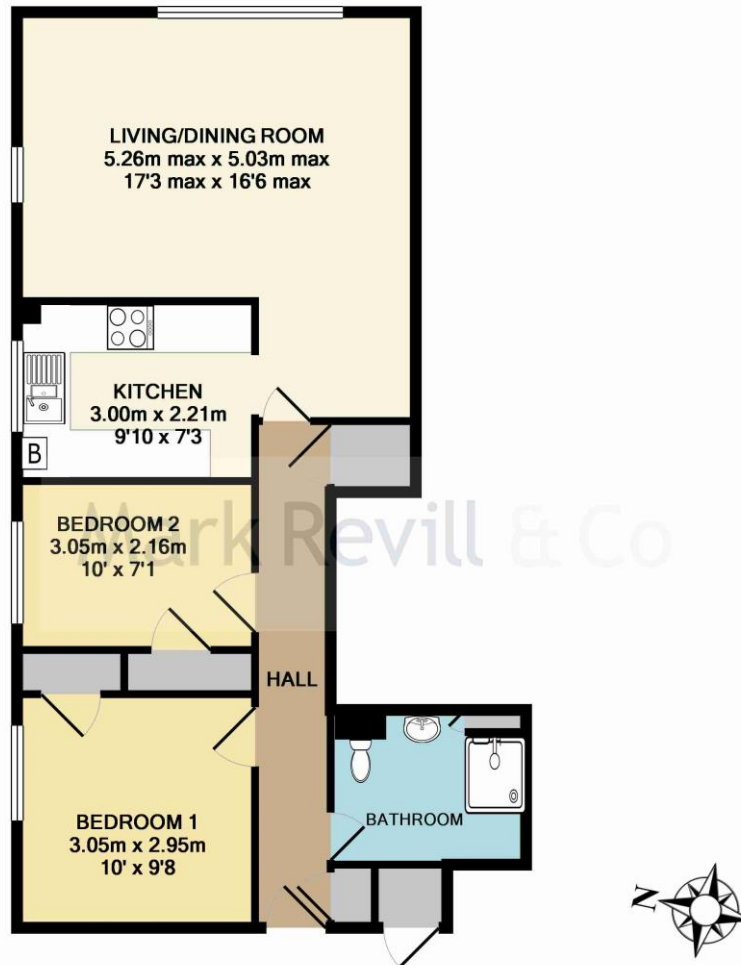
**Ground Rent** £70 per annum.

**Maintenance** £617.99 per half year.

**Lease** 125 years from 1st January 1979.

**Managing Agents** Estate & Property Management. 5 Church Road, Burgess Hill, West Sussex, RH15 9BB. Tel: 01444 410069.





TOTAL APPROX. FLOOR AREA 58.0 SQ.M. (624 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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