



6 Flower Lodge

St Pauls on the Green, Haywards Heath, RH16 3DA



Mark Revill & Co

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RH16 3DA

£215,000

This splendid first floor apartment forms part of a most attractive detached period building and enjoys a favoured southerly aspect with an outlook over a lightly wooded green. The bright, spacious and well designed accommodation has the benefit of gas central heating and double glazing, features a superb living room with wide bay window, an excellent comprehensively fitted kitchen complete with 'Bosch' appliances, a double bedroom and a stylish bathroom with shower. There is an allocated car space plus visitors parking and the building has a door entry phone system. The flat is ideal for a first time buyer or as a buy to let investment with a potential rental income of £850 per calendar month (providing a gross yield of 3.9%)

Situated in this much favoured location adjacent to St Pauls on the Green just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is close at hand with its wide range of shops as is The Broadway with its array of restaurants, whilst the Dolphin Leisure complex,



Sainsbury's and Waitrose superstores are also within the vicinity. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.5 miles to the north and the cosmopolitan city of Brighton is 15.2 miles to the south.

FIRST FLOOR APARTMENT

Hall Linen/storage cupboard housing hot water tank and slatted shelving. Door entry phone. Radiator.

Living Room 15'6" (4.72m) narrowing to 14'3" x 11'3" (4.34m x 3.43m) plus door recess. A splendid south facing room with large double glazed bay window overlooking a lightly wooded green. TV/satellite aerial points. Radiator.

Kitchen 10' x 7'2" (3.05m x 2.18m) Comprehensively fitted with a quality range of units complete with 'Bosch' appliances comprising inset stainless steel bowl and a half sink with mixer tap, cupboards, drawers, integrated **washer/dryer** and **dishwasher** under. Fitted stainless steel **4 ring gas hob** with stainless steel splashback and extractor hood over. Good range of wall cupboards including 2 with glazed doors. Built-in brushed steel **electric oven**, cupboard under and over. Integrated **fridge/freezer**, cupboard over. Kick convector heater. Worktop lighting. Double glazed window. Ceiling downlighters. Tiled floor.

Bedroom 16'4" x 7'10" (4.98m x 2.39m) plus bay window. Built-in double wardrobe with floor-to-ceiling mirror doors. Double glazed window. 2 radiators. 2 telephone points. TV/satellite aerial points.

Luxury Bathroom with Shower White suite comprising bath with mixer tap and shower attachment, fully tiled shower cubicle with glazed door, inset basin with single lever mixer tap, adjacent deep shelf with cupboards beneath, low level wc with concealed cistern. Heated ladder towel warmer/radiator. Extractor fan. Shaver point. Double glazed window. Ceiling downlighters. Part tiled walls, fully tiled around bath. Vinyl flooring.

OUTSIDE

Allocated Car Space Plus ample visitors parking.

Outside Bin Store

OUTGOINGS

Ground Rent £300 per annum.

Service Charge £1,834.50 per annum.

Lease 125 years from 2008.

Managing Agents HML Andertons. Tel No. 0333 032 5955



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(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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