



Flat 1 Flower Lodge

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



Mark Revill & Co

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RH16 3DA

£225,000

This splendid converted ground floor apartment forms part of a handsome detached period building in a most attractive setting enjoying an outlook over a central green and to a lightly wooded area. The bright, exceptionally spacious and well-designed accommodation has the benefit of gas fired central heating and double glazing. Features include a superb dual aspect living/dining room with feature square bay window and casement doors, a comprehensively fitted kitchen complete with appliances and a luxurious bathroom. There are 2 allocated car spaces plus additional visitors parking and the apartment enjoys direct access to the communal paved gardens on the east and south side of the building. The apartment is ideal for a first time buyer, those wishing to downsize or as a buy to let investor with potential rental income of about £860 per calendar month (providing a gross yield of approximately 3.33%).

Situated in this sought after location overlooking a central green just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to London (Victoria/London Bridge 43 minutes).



The town centre is close at hand offering a wide range of shops and an array of restaurants, whilst Sainsbury's and Waitrose superstores and the Dolphin Leisure complex are also nearby. The A23 lies about 5 miles west of the town providing a direct route to the motorway network. Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

Communal Entrance Door entry intercom. Half glazed entrance door. Attractive part glazed door to:

GROUND FLOOR FLAT

Hall Built-in airing cupboard housing sealed hot water tank and slatted shelving. Radiator. Door entry phone. Ceiling downlighters. Deep ceiling corning.

Living/Dining Room 18'6" into bay x 16' (5.64m x 4.88m) A splendid dual aspect room with large double glazed square bay window overlooking the Green. Further large bay incorporating double glazed casement doors flanked by double glazed windows. TV/Satellite aerial point. Telephone point. 2 radiators. Ceiling downlighters. Deep ceiling corning. Double doors opening to:

Excellent Kitchen 10'6" x 6'1" (3.20m x 1.85m) Comprehensively fitted with a quality range of units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers, integrated Logic **washer/dryer**. Built-in brushed steel Bosch **electric oven**, **4 ring gas hob**, splashback and extractor hood. Good range of wall cupboards, one housing Potterton gas boiler. Integrated tall Bosch **fridge/freezer**. Kick convector heater. Worktop lighting. Ceiling downlighters. Tiled floor.

Bedroom 18' x 7'6" (5.49m x 2.29m) 2 built-in double wardrobes with floor-to-ceiling sliding mirror doors. Large double glazed window. Radiator. Ceiling downlighters. Deep ceiling corning. Half glazed casement door to outside.

Luxury Bathroom White suite comprising panelled bath with mixer tap and hand held attachment, independent shower, glazed screen, fully tiled surround, low level wc with concealed cistern, vanity unit with inset basin. Shaver point. Mirrored cabinet. Extractor fan. Ceiling downlighters. Heated ladder towel warmer/radiator. Tiled floor.

OUTSIDE

2 Allocated Car Parking Spaces plus visitor's space.

Communal Gardens Paved terrace and pathways, herbaceous borders. Bin store.

OUTGOINGS

Ground Rent £300 per annum.

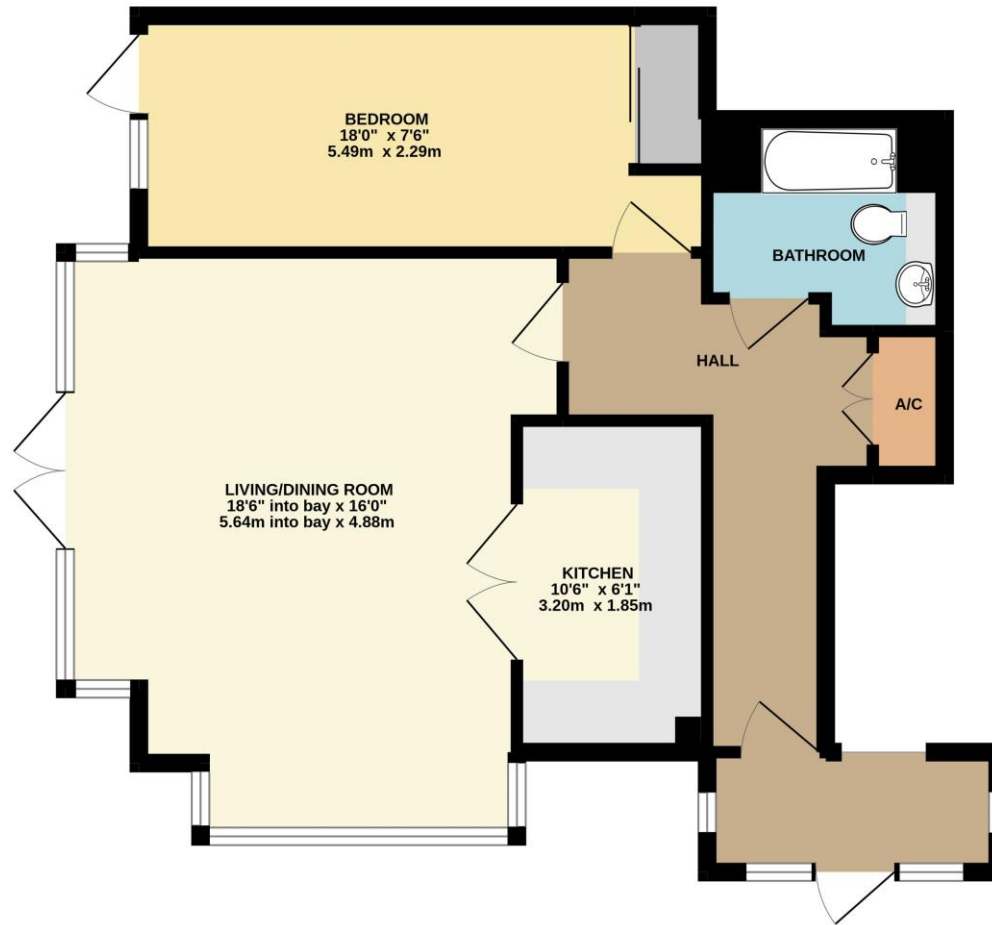
Estate and Service Charge £2,200 per annum, includes buildings insurance and estate maintenance.

Lease 125 years from 1st January 2007.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	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	



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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