



9 Ormerod Court

Heath Road, Haywards Heath, RH16 3AU



Mark Revill & Co

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£240,000

This excellent ground floor purpose built freehold flat offers bright, spacious and well planned accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The flat has its own entrance, incorporates 2 good size bedrooms, shower room, a well proportioned living room and an excellent well fitted kitchen. To the rear there is a recessed porch with 2 outside stores which enjoys an outlook over the communal gardens and there is ample car parking available. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of approximately £900 per calendar month (providing a gross yield of about 4.3%).

Ormerod Court lies on the corner of Heath Road and Perry Mount Road in this excellent central location adjacent to The Broadway with its array of restaurants and just a short walk to the town centre with its wide range of shops. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), whilst Sainsbury's and Waitrose superstores and the Dolphin leisure centre are also in the immediate vicinity.



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

GROUND FLOOR FLAT

Own Entrance with Porch Double glazed replacement front door to:

Lobby Built-in coats/storage cupboard housing electric meter, cupboard over. Glazed door to:

Living Room 15'10" x 15'0" (4.83m x 4.57m) *narrowing to 12'2" (3.71m)*. Most attractive tiled fireplace and hearth. TV aerial point. 2 wall light points. Double glazed window to front. Radiator.

Kitchen 10'8" x 8'2" (3.25m x 2.49m) Inset stainless steel sink with mixer tap, set in L shaped worktop, cupboards, drawers and plumbing for washing machine under. Tall storage cupboard. Range of wall cupboards and glazed cabinet. Matching worktop with appliance space under. Recess for cooker with gas point. Further base unit. Further range of wall cupboards and open shelving. Radiator. Extractor fan. Part tiled walls. Laminate floor. Double glazed door to outside. **Note:** The kitchen appliances are available subject to negotiation.

Inner Hall Good size built-in storage cupboard with cupboard over.

Bedroom 1 12' x 11'7" (3.66m x 3.53m) *narrowing to 11' (3.35m)* Built-in wardrobe/storage cupboard. Double glazed window. Radiator.

Bedroom 2 12'6" x 9'5" (3.81m x 2.87m) Built-in wardrobe with cupboard over. Double glazed window. Radiator.

Shower Room Glazed shower cubicle, low level wc with concealed cistern, vanity unit with inset wash hand basin, mixer tap, cupboard beneath, wall strip light/shaver point over. Heated ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

OUTSIDE

Rear Porch Built-in store cupboard housing 'Worcester' gas fired combination boiler and gas meter. Further built-in shelved storage cupboard. Quarry tiled floor. Opening to:

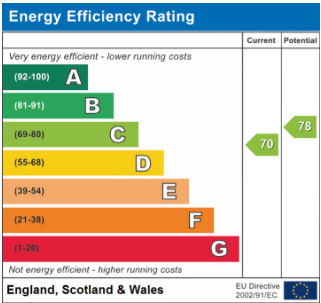
Ample Car Parking

Communal Gardens Well kept, arranged mainly as lawns with herbaceous beds and borders.

OUTGOINGS

Service Charge £600 per annum.

Buildings Insurance £175 per annum.



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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