



12 Walstead Lodge

Franklynn Road, Haywards Heath, West Sussex. RH16 4HR



Mark Revill & Co

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West Sussex. RH16 4HR

Price £185,000

This excellent top (second) floor flat forms part of a purpose built block in an attractive development set in its own well kept grounds. This delightful flat enjoys far reaching views over the town to the South Downs, has the benefit of double glazed replacement windows throughout and gas fired central heating. Features include a good size living/dining room, an excellent refitted kitchen complete with oven, hob, fridge and freezer, a double bedroom with fitted wardrobes and a spacious bathroom. There is an allocated car space plus ample visitors parking and the block has a door entry phone system. The flat is ideal for a first time buyer or a buy to let investor with a potential rental income of approximately £725 per calendar month providing a gross yield of 4.16%.

Situated in this popular central location just a short walk from 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 42-45 minutes) and the town has a Sainsbury superstore (Waitrose opening shortly), a modern leisure complex and several parks. The A23 lies about 5 miles to the west providing a direct route to the motorway network, whilst Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.



TOP (SECOND) FLOOR FLAT

Spacious Hall Hatch with pull down ladder to useful **loft storage space**. Built-in airing cupboard housing cold and insulated hot water tank. Door entry phone. Double glazed window with fitted blind. Radiator.

Living Room 13' x 11'2" (3.96m x 3.40m) Enjoying distant views to the South Downs. Double glazed window with fitted blind. TV aerial point. Radiator.

Excellent Kitchen 8'2" x 7'6" (2.49m x 2.29m) Well fitted with an attractive range of white high gloss fronted units with laminate work surfaces and upstands comprising inset stainless steel sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers, integrated **fridge** and **freezer**, appliance space and Glow-worm gas boiler beneath. Built-in brushed steel **electric oven**, **4 ring halogen hob** with brushed steel extractor hood over flanked by wall cupboards and open shelf unit. Double glazed window. Vinyl flooring.

Bedroom 13' x 9'9" (3.96m x 2.97m) 2 fitted double wardrobes with hanging rails and shelving. Double glazed window with deep sill and fitted blind. Radiator.

Bathroom Suite comprising panelled bath with independent electric shower over, low level wc and pedestal wash hand basin. Radiator. Double glazed window. Half tiled walls. Vinyl flooring.

OUTSIDE

Allocated Car Parking Space plus ample visitors parking.

Communal Gardens Laid mainly to lawn.

OUTGOINGS

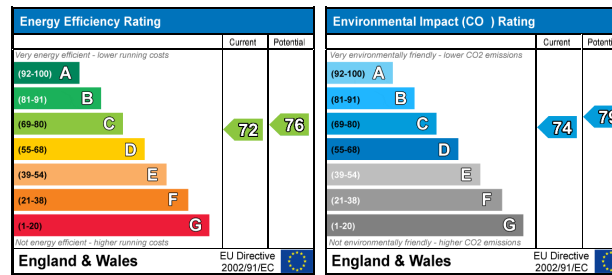
Ground Rent £40 per annum.

Maintenance About £1,000 per annum, includes building insurance.

Lease 999 years from June 2004.

Note: The owner has a share of the freehold.

Managing Agent Estates & Property Management, Chelsea House, The Broadway, Haywards Heath.





TOTAL APPROX. FLOOR AREA 44.9 SQ.M. (483 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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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

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