



1 Butchers Court

Southdowns Park, Haywards Heath, RH16 4NH



Mark Revill & Co

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Southdowns Park, Haywards Heath,
RH16 4NH

£235,000

This excellent ground floor apartment offers very spacious and well designed accommodation having the benefit of gas fired central heating and double glazing. The flat incorporates a large open plan living room with fitted kitchen complete with appliances, 2 double bedrooms, en suite shower room to the master bedroom and a bathroom. There is an allocated car parking space and the block has a door entry phone system. The residents of Southdowns Park enjoy the use of a private gymnasium and lovely communal grounds with well kept lawns, paved terraces and barbecue area. For a nominal fee members of the social and sports club have the use of the tennis courts, bowling green and indoor swimming pool. The property is ideal for a first time buyer or buy to let investor with potential rental income of £950 per calendar month (providing a gross yield of approximately 4%).

Southdowns Park is located on the southern edge of Haywards Heath just a short walk to a Sainsburys Local and to Princess Royal Hospital. The town offers a wide range of shopping facilities, an array of restaurants, a modern leisure complex, several parks, 2 superstores and a mainline railway station providing a fast and



frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 5 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is 15.5 miles to the north and the cosmopolitan city of Brighton and the coast is less than 14 miles to the south.

GROUND FLOOR APARTMENT

Hall Tall storage cupboard with trip switches and aerial links. Telephone point. Door entry phone. Double glazed window. Radiator.

Open Plan Living Room with Kitchen 24' x 16'3" (7.32m x 4.95m) Double aspect. TV/Satellite points. 4 double glazed windows. 3 radiators. **Kitchen area** with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers, integrated **washing machine** and **dishwasher** beneath. Fitted **4 ring halogen hob** with brushed steel splashback and extractor hood over. Built-in brushed steel **electric double oven**, cupboard under and over. Range of wall cupboards. Island unit with matching worktop, cupboards, drawers and integrated **fridge** and **freezer** beneath. 3 double glazed windows. Laminate flooring and ceiling downlighters to kitchen area.

Bedroom 1 14'1" x 10'5" (4.29m x 3.18m) *plus door recess*. Telephone point. TV aerial point. Double glazed window. Radiator.

En Suite Shower Room Fully tiled shower cubicle with a glazed door, Mira electric fitment, pedestal basin with mixer tap, close coupled wc. Heated ladder towel warmer/radiator. Shaver point. Double glazed window. Extractor fan. Fully tiled walls. Vinyl flooring.

Bedroom 2 13'5" x 8'1" (4.09m x 2.46m) Double glazed window. Telephone/internet point. Radiator.

Bathroom with Shower White suite comprising bath, mixer tap and shower attachment, fully tiled shower cubicle with glazed door, pedestal basin with mixer tap, close coupled wc. Large wall mirror. Extractor fan. Heated ladder towel warmer/radiator. Shaver point. Fully tiled walls. Vinyl flooring.

COMMUNAL LEISURE FACILITIES

There is a **gymnasium** located in the inner courtyard (behind Cavendish House). For a nominal joining fee to the social and sports club residents have the use of an indoor swimming pool, tennis courts and bowling green.

Extensive Communal Grounds Arranged primarily to the south side of the main building, beautifully landscaped with lawns, paved terraces, barbecue area and seating taking advantage of far reaching views across the Weald to the South Downs.

OUTSIDE

Allocated Parking Space No. 89. Plus visitors parking.

OUTGOINGS

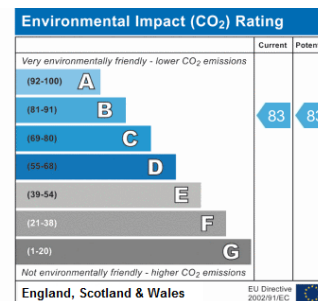
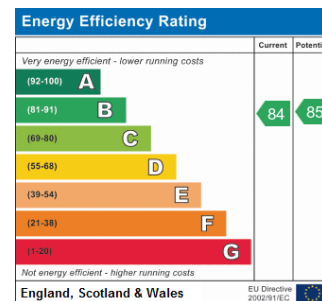
Ground Rent £150 per annum.

Service Charge £2,000 per annum (to be verified). Includes water rates, maintenance of grounds, window cleaning, external lighting **plus** a contribution to a reserve fund.

Buildings Insurance £137 per annum.

Lease 125 years from 2007.

Managing Agents Pembroke Property Management Foundation House, Coach & Horses Passage, Lower Pantiles, Tunbridge Wells, TN2 5NP. Tel: 0333 3442 100





TOTAL APPROX. FLOOR AREA 74.7 SQ.M. (804 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

