



22 Winkfield Court

Boltro Road, Haywards Heath, West Sussex. RH16 1BH



Mark Revill & Co

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West Sussex. RH16 1BH

£229,000

An exceptionally spacious ground floor flat which forms part of the purpose built development set in its own well kept grounds. The flat enjoys an east facing balcony with a southern aspect from the sitting room overlooking the communal gardens. The property benefits from electric heating, replacement double glazed windows, 2 good size bedrooms, L shaped sitting/dining room, and in addition the residents have the use of the well kept gardens arranged mainly as lawn on the south side of the block. The flat is ideal for a first time buyer, for those wishing to downsize or as a buy to let investment with potential rental income of about £865 per calendar month (providing a gross yield of approximately 4.26%).

Situated in this much favoured central location just a very short walk to the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), Sainsbury's and Waitrose superstores, also the Dolphin Leisure complex are all in the immediate vicinity. The town centre is close at hand offering a wide range of shops and an array of restaurants in the nearby Broadway. The A23 lies approximately 5 miles to the west providing a direct



route to the motorway network, whilst Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.

Large communal entrance hall leading to:

GROUND FLOOR FLAT

Entrance Hall Electric storage heater. Entry phone system. Uplighter. Electric trip/fuse box. Shelved coats cupboard and further small storage cupboard. Airing cupboard also with shelving with hot and cold water tanks, immersion heater fitted to the hot tank. Glazed inner door to:

Sitting/Dining Room

Sitting Area L shaped 17'10" x 11'3" (5.44m x 3.43m) Double aspect overlooking the communal grounds. TV aerial point. 2 storage heaters.

Dining Area 9'3" x 7'3" (2.82m x 2.21m) Storage heater.

Kitchen 9'10" x 9' (3.00m x 2.74m) Single drainer stainless steel sink unit, plumbing for washing machine, roll edge worktops with cupboards and drawers beneath. 3 eye level wall cupboards. Electric cooker point with filter and light over. Space for upright fridge/freezer. Tiled splashbacks.

Bedroom 1 12'8" x 10'3" (3.86m x 3.12m) Electric panel radiator. Outlook over communal gardens.

Bedroom 2 12'10" x 9'2" (3.91m x 2.79m) Electric wall heater. uPVC door opening onto east facing balcony overlooking the communal gardens. Built-in cupboard.

Bathroom Suite comprising panelled bath with Triton electric shower over with glass shower screen, hand held shower, low level wc, pedestal wash basin. Wall mirror. Shaver point. Half tiled walls. Electric wall heater.

OUTSIDE

Communal Gardens Arranged mainly to the south and east elevation of the property and are for the exclusive use of the residents.

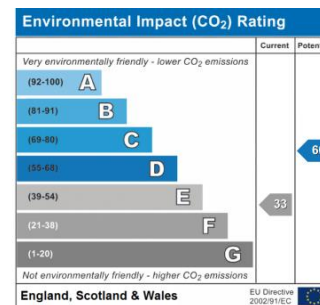
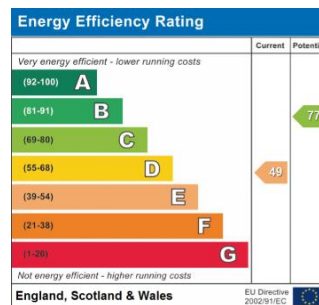
Ample Parking At the front and side of the property.

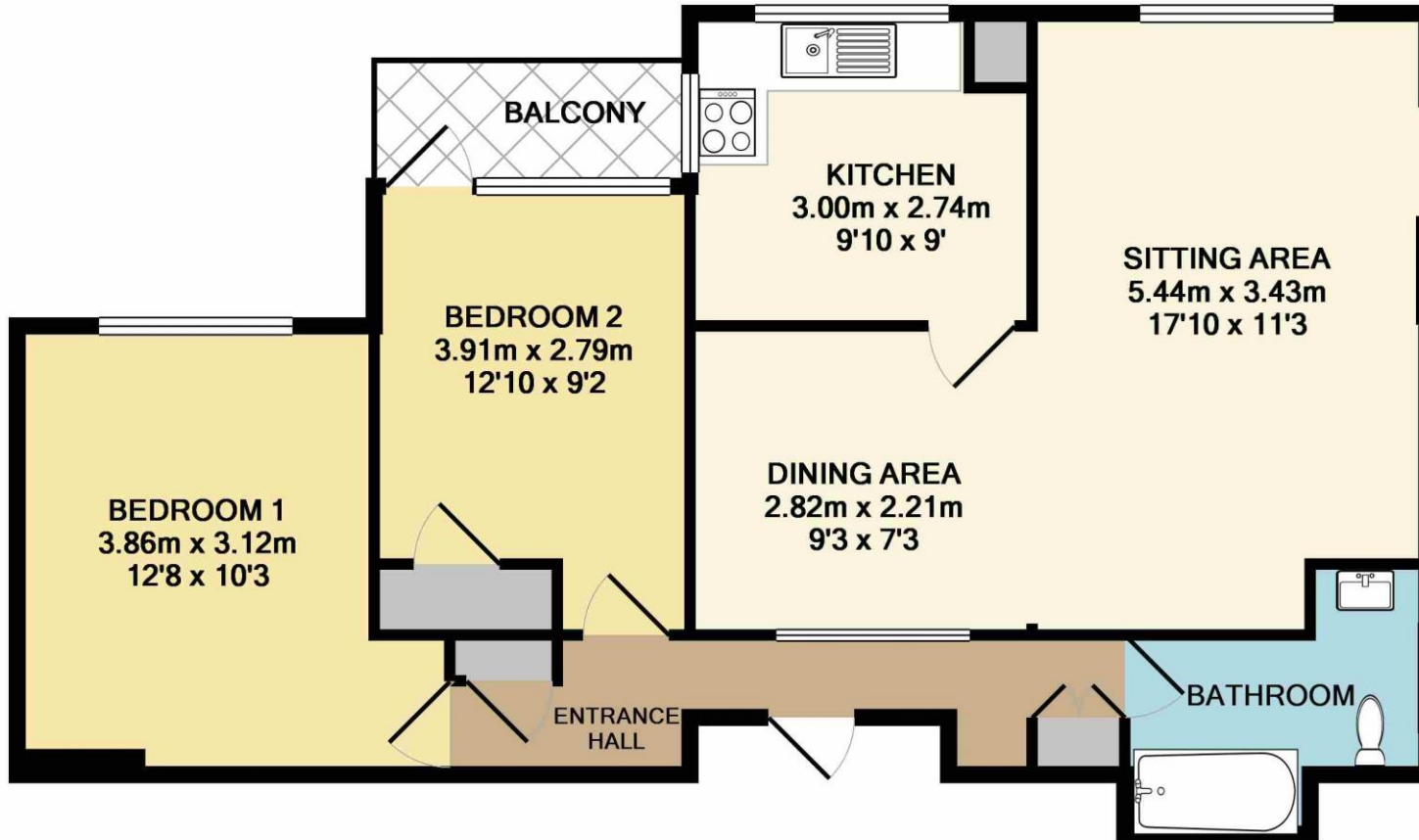
OUTGOINGS

Ground Rent £10 per annum.

Service Charge £610.23 per annum.

Lease 100 years remaining.





TOTAL APPROX. FLOOR AREA 55.2 SQ.M. (594 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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