



**8 Southlands Court**  
Church Avenue, Haywards Heath, West Sussex. RH16 1EQ



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£255,000

A splendid purpose built first floor apartment built and finished to a high specification about 15 years ago. The bright and well designed accommodation has the benefit of electric radiator heating and double glazing and features a superb open plan L shaped living room with comprehensively fitted kitchen complete with appliances, 2 good size bedrooms (both with fitted wardrobes), en suite shower room to the main bedroom plus a bathroom. There is an allocated car parking space, an undercover bike store and the building has a door entry phone system. The apartment is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of £950 per calendar month (providing a gross yield of approximately 4%).

Southlands Court is situated in this popular central location on the corner of Church Avenue and Sydney Road just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsbury's superstores are all close at hand whilst The Broadway with its array of restaurants and the town centre with its range of shops are





within easy reach. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

## FIRST FLOOR APARTMENT

**Entrance Hall** Built-in airing cupboard housing Mega-flo sealed hot water tank and Heatrae Sadia electric heating boiler, slatted shelving. Adjacent partly shelved storage cupboard. Door entry phone/intercom. Radiator. Tiled floor.

## Superb Open Plan Living Room with Fitted Kitchen

**Living Room** 18' into bay x 12'4" (5.49m x 3.76m) Double glazed bay window to front. TV/FM/Satellite point. Telephone/Internet point. Ceiling downlighters. 2 radiators. Wood effect laminate flooring. Wide opening to:

**Excellent Kitchen** 12'6" x 7'4" (3.81m x 2.24m) Comprehensively fitted with range of high gloss fronted units comprising inset stainless steel sink with mixer tap, extensive adjacent work surfaces to three sides, cupboards, including corner carousel unit, drawers, integrated **dishwasher** and **washing machine** beneath. Built-in brushed steel **electric oven**, **4 ring halogen hob** and brushed steel extractor hood over flanked by wall cupboards and glazed cabinet. Integrated tall **fridge/freezer**. Double glazed window. Ceiling downlighters. Part tiled walls. Wood effect laminate flooring.

**Bedroom 1** 11'7" x 9'9" plus door recess (3.53m x 2.97m) Fitted double wardrobe and tall shelved cupboard. TV aerial point. Double glazed window. Radiator.

**En Suite Shower Room** Fully tiled walls. Glazed shower cubicle, basin with single lever mixer tap, close coupled wc. Extractor fan. Double glazed window. Radiator. Ceiling downlighters. Tiled floor.

**Bedroom 2** 12'4" x 8'1" (3.76m x 2.46m) 2 fitted double wardrobes. Double glazed window. Radiator.

**Bathroom** White suite comprising Jacuzzi bath with mixer tap and shower attachment with glazed shower screen, basin with single lever mixer tap, wc with concealed cistern. Extractor fan. Wall strip light/shaver point. Double glazed window. Radiator. Ceiling downlighters. Fully tiled walls. Tiled floor.

## OUTSIDE

**Allocated Car Parking Space No. 8** At rear of the building.

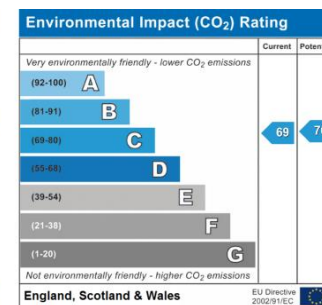
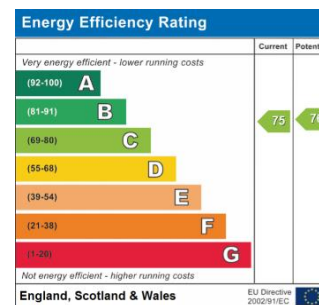
## Bike Store

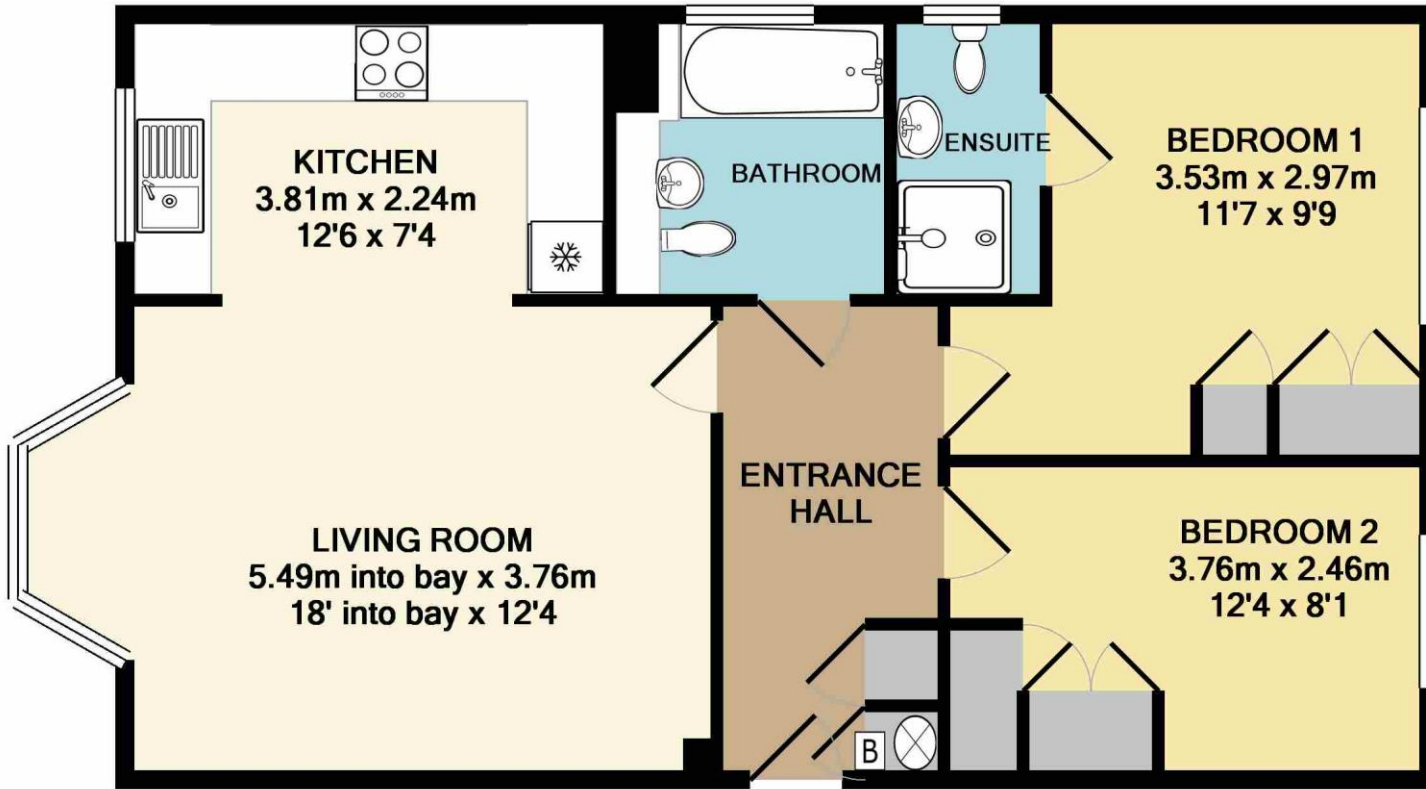
## OUTGOINGS

**Ground Rent and Maintenance** £90 per calendar month (to be verified).

**Lease** 250 years from 2007.

**Managing Agents** Jonathan Rolls, 244 Eastern Road, Brighton, BN2 5TA. Telephone: 01273 684997





TOTAL APPROX. FLOOR AREA 66.0 SQ.M. (710 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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