



First Floor Flat, 72 Gower Road
Haywards Heath, West Sussex. RH16 4PN

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£175,000

This bright and spacious first floor flat forms part of an attractive bay fronted Victorian semi detached building. The property has the benefit of its own entrance and incorporates a living room, good size double bedroom with en suite shower room and a spacious well fitted kitchen/diner. The flat also has the benefit of gas central heating and double glazed replacement windows throughout. The flat is ideal for a first time buyer or a buy to let investor with potential rental income of £750 per calendar month (providing a gross yield of about 4%).

Gower Road occupies a much favoured mature central location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Waitrose and Sainsbury's superstore and several parks. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14.5 miles to the north and the cosmopolitan city of Brighton



and the coast is a similar distance to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

FIRST FLOOR FLAT

Own Entrance Ground floor with path to:

Recessed Porch Part glazed panelled front door to:

Hall Ample coat hanging space. Stairs to:

FIRST FLOOR

Landing Hatch to good size loft space. Radiator. Stair balustrade.

Bedroom 12' x 11'2" (3.66m x 3.40m) TV aerial point. Telephone point. Double glazed window. Radiator. Door to:

Shower Room White suite comprising fully tiled glazed shower cubicle with Mira thermostatic control, pedestal basin with tiled splashback, close coupled wc. Double glazed window. Radiator. Vinyl flooring.

Living Room 12' x 9'9" (3.66m x 2.97m) TV aerial point. Double glazed window. Radiator.

Kitchen/Diner 10'9" x 10' (3.28m x 3.05m) Double aspect. Fitted with attractive range of units comprising inset stainless steel sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers, shelving and appliance space under. Tall larder unit. Built-in **electric oven, 4 ring gas hob** and extractor hood over flanked by wall cupboards. Further range of wall cupboards, further shelving. Wall mounted Worcester gas boiler. 2 double glazed windows. Radiator. Part tiled walls. Vinyl flooring.

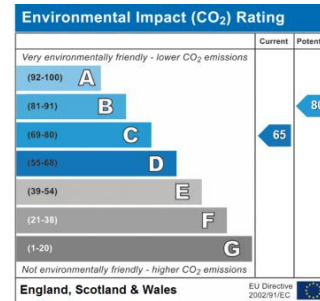
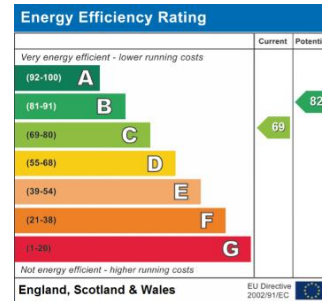
Note: The washing machine, fridge and freezer are available subject to negotiation.

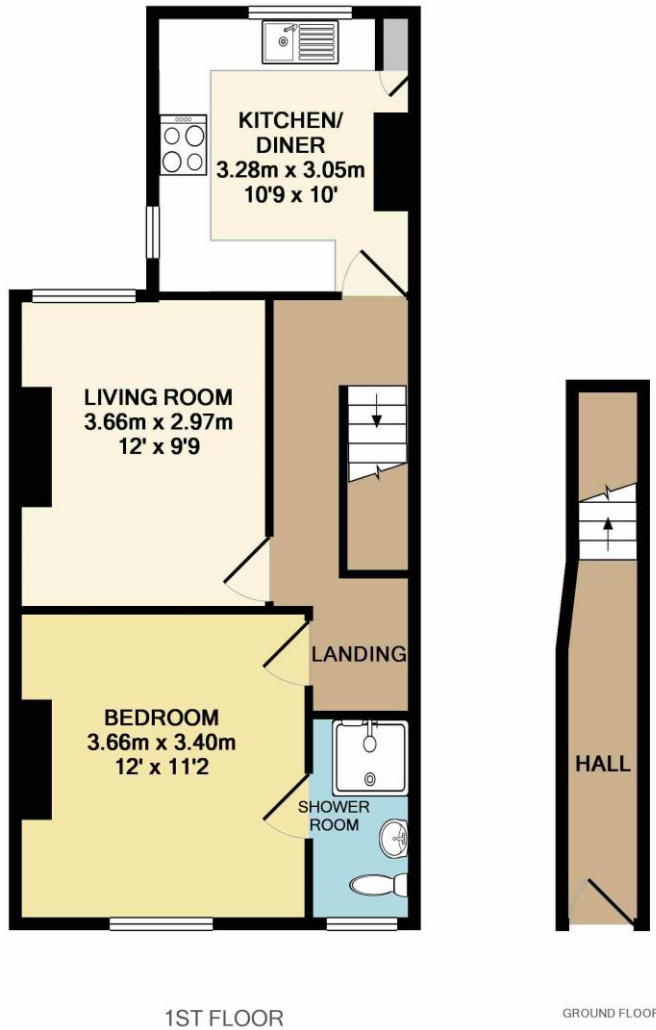
OUTGOINGS

Ground Rent Peppercorn

Maintenance £500 per annum plus buildings insurance

Lease 125 years from 25th December 2001





TOTAL APPROX. FLOOR AREA 46.0 SQ.M. (495 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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