



12 Bryon Court

Winnals Park, Haywards Heath, West Sussex. RH16 1ET



Mark Revill & Co

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£235,000

This excellent top (second) floor apartment offers bright and exceptionally spacious accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The apartment incorporates 2 double bedrooms, a fine living room (16'3" x 12') with large picture window and door to a west facing balcony overlooking the communal gardens, a kitchen and a refitted bathroom with white suite. In addition, there is a garage and Winnals Park has beautifully kept communal gardens, security gates and each block has a door entry phone system. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor, the potential rental income is approximately £950 per calendar month (providing a gross yield of about 4%).

Winnals Park is located just a short walk from Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin leisure complex, Sainsbury's and Waitrose superstores are in the immediate vicinity whilst the town centre is close by offering a wide range of shops and an array of



restaurants. The A23 lies just over 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.

TOP (SECOND) FLOOR FLAT

Hall Built-in corner coats/store cupboard, high level meter cupboard. Door entry phone. Radiator. Wood effect laminate flooring.

Living Room 16'3" x 12' (4.95m x 3.66m) Large double glazed picture window enjoying a favoured westerly aspect and outlook over the communal gardens. Moulded timber fireplace surround with tiled insert. Telephone point. TV aerial point. Radiator. Wood effect laminate flooring. Glazed door to:

West Facing Balcony 8'10" (2.69m) in length. Tiled floor. Outlook over the communal gardens.

Kitchen 11' x 8' (3.35m x 2.44m) Inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space with plumbing for washing machine. Built-in brushed steel **electric oven, 4 ring electric hob** and brushed steel extractor hood over. Range of wall cupboards. Space for upright fridge/freezer. Wall mounted gas combination boiler. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

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

Bedroom 1 12' x 10'10" (3.66m x 3.30m) plus door recess. Range of fitted double wardrobes with cupboards over. Double glazed window. Radiator.

Bedroom 2 9' x 7'4" (2.74m x 2.24m) plus door recess. Built-in deep double wardrobe with cupboard over. Deep built-in high level cupboard. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap, independent Triton electric shower over, pedestal basin with mixer tap, close coupled wc. Built-in linen cupboard with slatted shelving. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled and part painted panelled walls. Vinyl flooring.

OUTSIDE

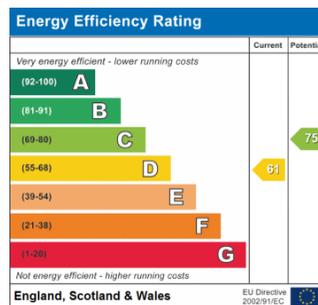
Garage No. 26

Communal Gardens Well maintained, arranged mainly as lawns with flower and shrub beds planted with established shrubs, trees, including palms, evergreens, etc. Seating areas.

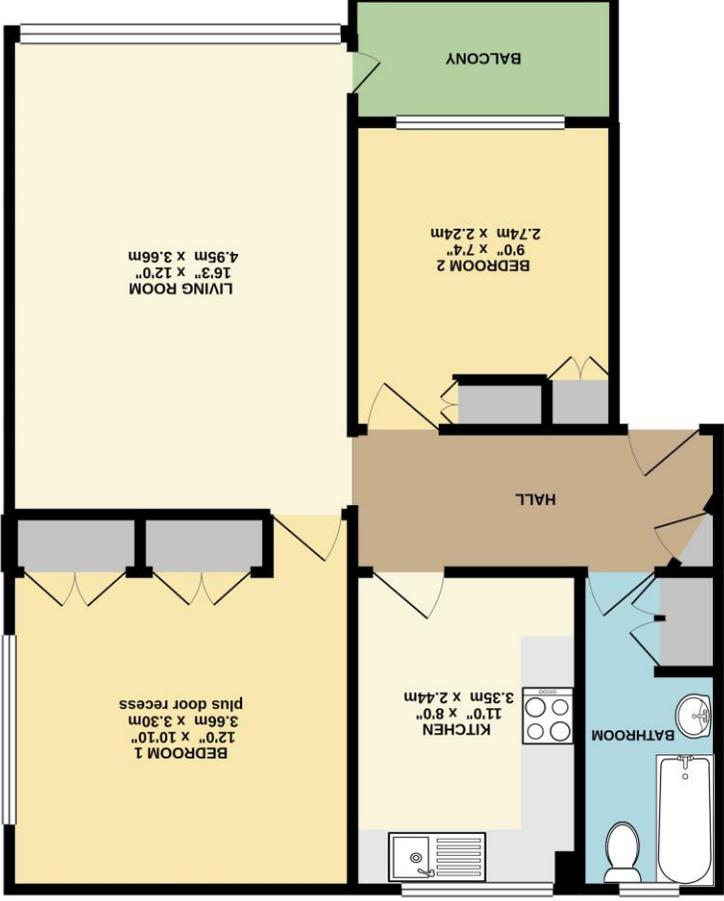
OUTGOINGS

Ground Rent & Maintenance £125 per month, including buildings insurance (to be verified).

Lease 125 years from 1992 (to be verified).



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.
 This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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