



20 Chailey Court
Franklynn Road, Haywards Heath, RH16 4HR

■ ■ ■ Mark Reville & Co

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Guide Price £220,000 Leasehold

This excellent first floor flat forms part of an attractive purpose-built development constructed about 38 years ago set in its own well-kept communal grounds. The flat offers bright and well-designed accommodation, having the benefit of double-glazed windows throughout (installed 2022), gas fired central heating and double glazing. The accommodation measures approximately 645 square feet and incorporates a fine double aspect sitting/dining room, 2 bedrooms, a well fitted kitchen and a modern bathroom. There is an allocated car parking space plus ample visitors parking and the 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 investment with a potential rental income of about £1100 per calendar month which equates to a yield of 5.52%.

Situated in this most convenient central location, set well back from the road and just a short walk to the town centre with its wide range of shops and the nearby Broadway with its array of restaurants. Haywards Heath mainline station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), whilst the A23 lies about 5 miles to the west with a direct route to the motorway network. Haywards Heath has a modern leisure centre, several parks, a Sainsbury's & Waitrose superstore and there are several well-regarded schools in the locality. Gatwick Airport is approximately 14 miles to the north and the cosmopolitan City of Brighton and the south 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.

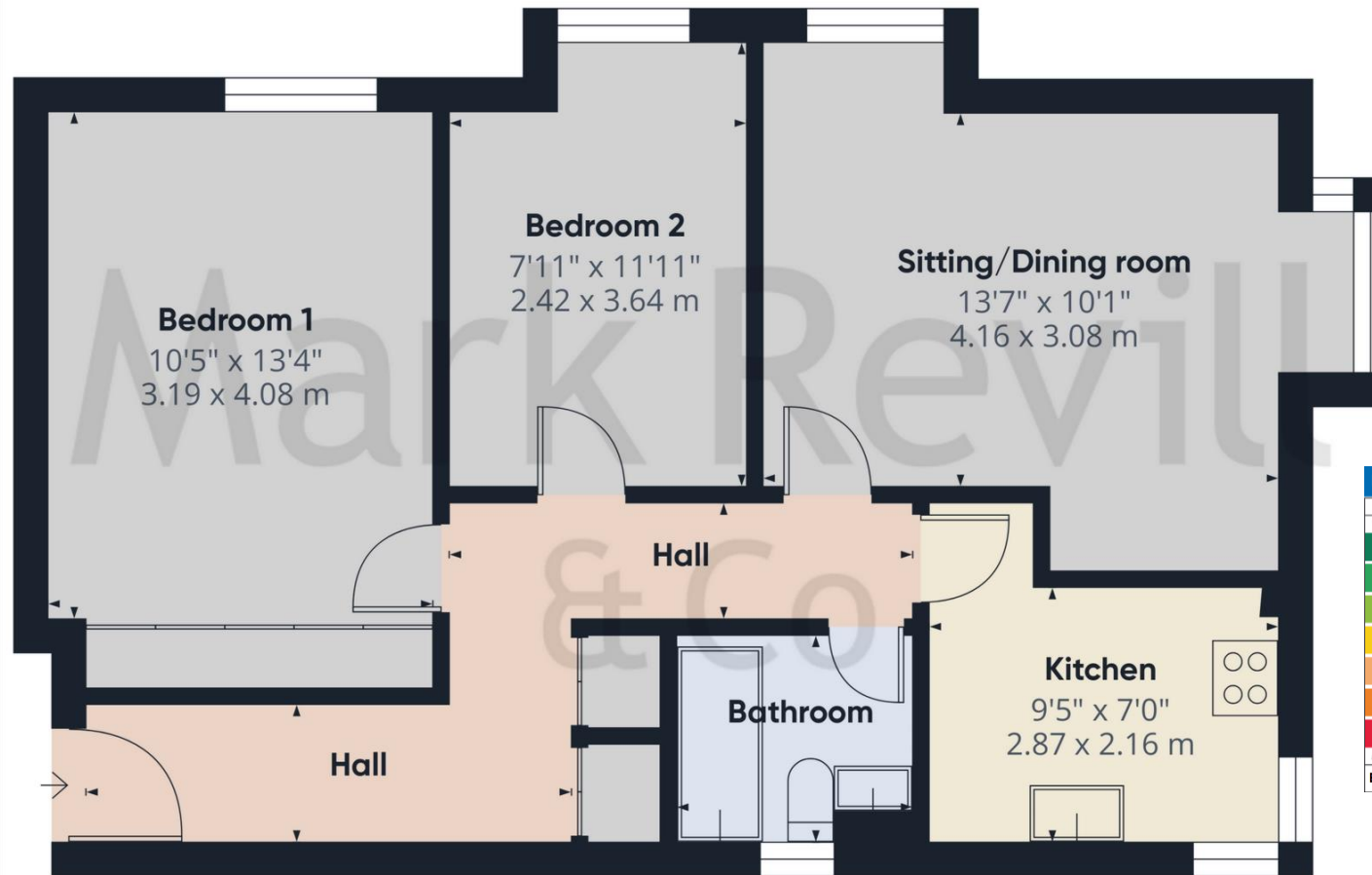
Ground Rent £50 per annum

Maintenance £1,357.80 per annum

Lease: 999 years







Approximate total area⁽¹⁾
636 ft²
59.2 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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