



2 Francislea

Colwell Road, Haywards Heath, RH16 4EL



Mark Revill & Co

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£230,000

This excellent ground floor flat forms part of a most attractive purpose built development set in its own well kept communal gardens. The flat has its own entrance, offers bright and spacious accommodation having the benefit of recently installed double glazed replacement windows throughout and slimline night storage heating. Features include a good size living room enjoying a southerly aspect, a new kitchen comprehensively fitted complete with appliances, double bedroom with built-in wardrobe and a refitted shower room with white suite. There is an allocated car space plus visitors parking, a useful outside storage cupboard and the most attractive communal gardens are arranged mainly as lawns with block paved pathways. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of about £875-£900 per calendar month (providing a gross yield of just under 4%).

Situated on the favoured south side of Haywards Heath close to a Sainsbury's Local and Princess Royal Hospital is within easy reach of the town centre with its wide range of shops including The Broadway with its array of restaurants. Haywards Heath has a modern



leisure complex, a Waitrose and Sainsbury's superstore and a mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened bypass providing a direct route to the motorway network, whilst Gatwick Airport is 14.3 miles to the north, the cosmopolitan city of Brighton and the coast is 13.5 miles to the south and the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR FLAT

Own Entrance Double glazed front door to:

Hall Ample coat hanging space. Double glazed window. Wood effect laminate flooring. Door to:

Living Room 18'1" x 10'5" (5.51m x 3.18m) Good size built-in storage cupboard. TV aerial point. Slimline storage heater. Double glazed window. Wood effect laminate flooring.

Excellent Kitchen 12'4" x 6'3" (3.76m x 1.91m) Comprehensively fitted with attractive range of white high gloss fronted units with laminate worktop comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards including pull out bin storage, drawers and appliance space with plumbing for washing machine beneath. Fitted **4 ring halogen hob** with concealed extractor hood over flanked by wall cupboards, further wall cupboards. Built-in **electric oven** and **microwave combination oven**, cupboard under and over. Tall pull out larder unit. Integrated **fridge** and **freezer**. Tall wine rack. Double glazed window. Part tiled walls. Tiled effect laminate flooring.

Inner Hall

Bedroom 13'3" x 10'1" (4.04m x 3.07m) Large fitted double wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Slimline storage heater.

Shower Room Recently refitted with white suite comprising large walk-in shower with glass screen, overhead and hand held fittings, wc with concealed cistern, inset basin with single lever mixer tap, drawers under. Wall cupboard with mirror doors. Extractor fan. Electrically heated towel warmer. Built-in airing cupboard housing Mega-flo hot water tank. Ceiling downlighters. Fully tiled walls. Tiled floor.

OUTSIDE

Allocated Car Space plus Visitors Parking

Useful Storage Cupboard

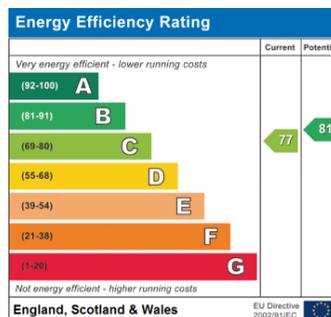
Communal Gardens Arranged to the south side with well kept lawns, established shrub beds and block paved pathways.

OUTGOINGS

Ground Rent and Maintenance £1,458 per annum (includes water rates).

Lease 999 years from 1995 (1/12 share of the freehold company).

Managing Agents Carnabys, 1 Keymer Road, Burgess Hill, RH15 0AD. Telephone: 01444 245201 Email: properties@carnabys.co.uk





Approximate total area⁽¹⁾
483.83 ft²
44.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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