



Flat 2 Princess Court
Hawkins Road, Haywards Heath, RH17 7BY

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£245,000

This superb bright and spacious purpose built first floor apartment constructed approximately 9 years ago to a very high standard with double glazing throughout and gas central heating to radiators. This apartment enjoys generous room sizes with 2 double bedrooms and 2 very large storage cupboards in the hallway, the open plan kitchen is well fitted with integrated fridge/freezer and the living room enjoys far reaching views to the South Downs with double doors with a Juliet balcony. Outside there is an allocated undercover parking space and a resident's lockable bike store. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor (potential rental income is approximately £1,100 per calendar month providing a gross yield of 4.49%).

Princess Court is situated on the southern edge of Haywards Heath being accessible to the town centre which offers a comprehensive range of shopping facilities, restaurants, a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), Waitrose and Sainsbury's superstores and the Dolphin leisure complex. To the west lies the A23/M23 giving direct road access to London Gatwick (15.7 miles), the motorway network and the cosmopolitan city of Brighton



and the coast which is 15.2 miles distant. The South Downs and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

Communal front door with entry phone systems. Stairs leading to:

FIRST FLOOR FLAT

Entrance Hall Large walk-in storage cupboard with light and power, further deep **utility cupboard** with plumbing for washing machine, extractor fan, plugged in light and power. Radiator.

Open Plan Living Room with Kitchen 21'10" x 11'6" (6.65m x 3.51m)

Living Area 2 radiators. Telephone point. Cupboard housing gas boiler. French doors opening onto **Juliet balcony**. Large window enjoying a southerly aspect with views over open countryside to the South Downs.

Kitchen Area Bowl and a half bowl sink unit with mixer tap, base units comprising cupboards and drawers with matching eye level wall cupboards over, roll edge worktops. Integrated **fridge/freezer**. Stainless steel **4 burner gas hob** with matching splashback with filter over. Zanussi electric **oven** beneath. Under counter lighting. Extractor fan. Ceiling downlighters.

Bedroom 1 12'7" x 10'8" (3.84m x 3.25m) Deep wardrobe recess extended to the whole of one wall. TV aerial point. Telephone point. Radiator.

Bedroom 2 12'7" x 8'6" (3.84m x 2.59m) TV aerial point. Telephone point. Radiator.

Bathroom Suite comprising panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash basin with monobloc mixer tap, low level wc. Extractor fan. Chromium ladder towel warmer/radiator. Ceiling downlighters.

OUTSIDE

Allocated Covered Car Parking Space

Communal Lockable Bike & Bin Store

OUTGOINGS

Ground Rent £12.50 per month

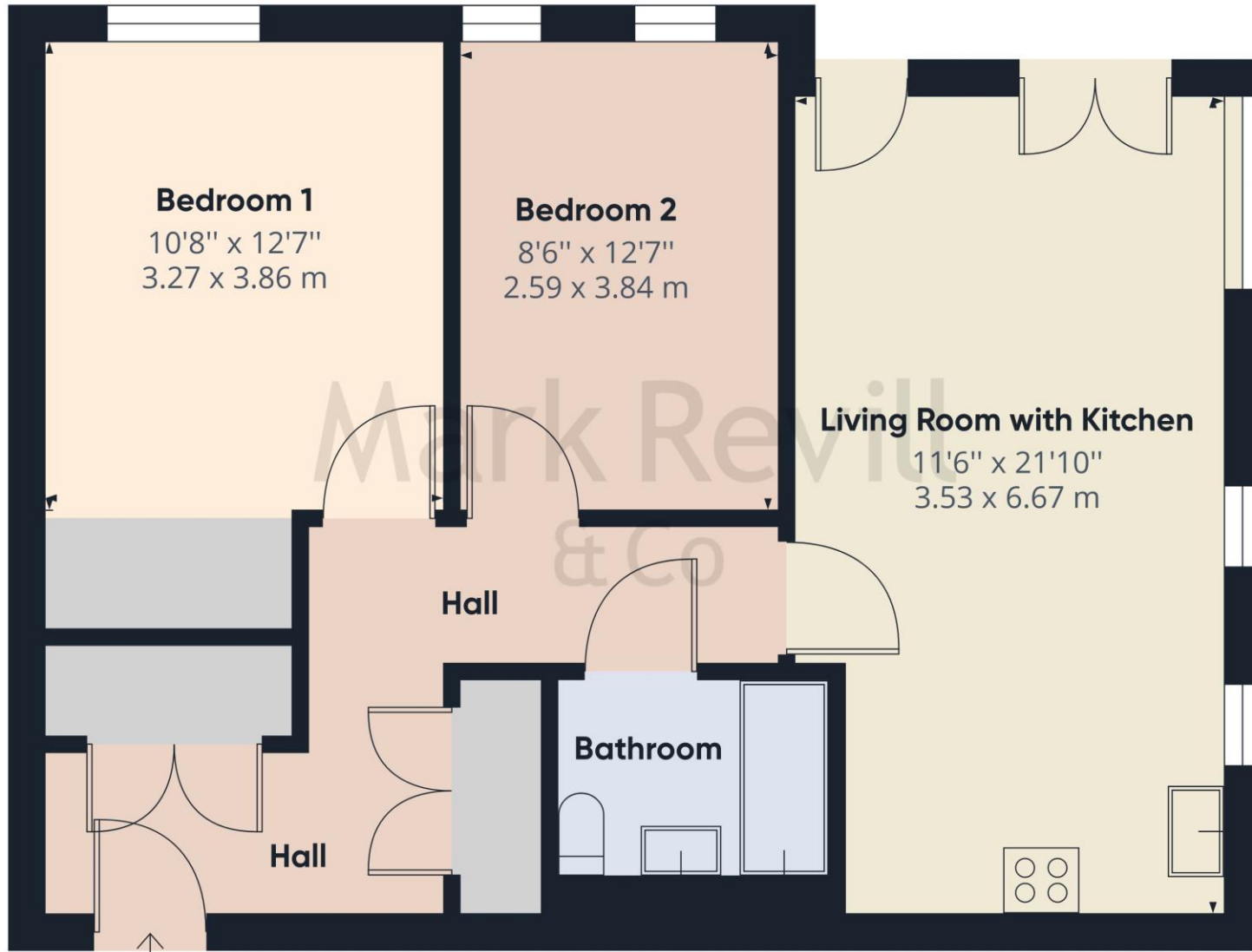
Service Charge £151.33 per month.

Lease 125 years from April 2014.

Managing Agents Moat Housing - 0300 323 0011

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(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	





Approximate total area⁽¹⁾
689.36 ft²
64.04 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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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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