



50 Horsted House
Franklynn Road, Haywards Heath, RH16 4HR

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£250,000

This excellent newly refurbished top (second) floor apartment forms part of an attractive purpose built development constructed about 36 years ago set in its own well kept communal gardens. The bright, spacious and well designed accommodation has the benefit of gas central heating and double glazing and incorporates a fine living room, an excellent refitted kitchen complete with appliances, 2 good size bedrooms and a modern bathroom with white suite. There is an allocated car parking space plus ample visitors parking and the block has a door entry intercom system. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor with the potential rental income of about £1,150 per calendar month (providing a gross field of approximately 4.5%).

Situated in this 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 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 providing a direct route to the motorway network. Haywards Heath has a modern leisure centre, several parks, a Waitrose



and Sainsbury's superstore and there are several well regarded schools in the locality. Gatwick Airport is about 14 miles to the north, the cosmopolitan city of Brighton and the south coast is a similar distance to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

TOP (SECOND) FLOOR FLAT

Spacious Hall 16'11" x 4'8" (5.16m x 1.42m) Built-in tall storage cupboard, adjacent tall slatted shelved cupboard. Trip switches. Dado rail. Quality wood effect laminate flooring.

Living Room 13'7" x 12'2" (4.14m x 3.71m) A fine room with double glazed bay window plus further double glazed window. TV/FM aerial points. Dado rail. Quality wood effect laminate flooring.

Excellent Kitchen/Breakfast Room 13'4" x 6'10" (4.06m x 2.08m) Comprehensively fitted with an attractive range of units with wood grain effect laminate work surfaces and upstands comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers, bin storage, **washing machine** and integrated **fridge** beneath. Built-in **electric oven**, fitted **4 ring halogen hob** with concealed filter hood over. Range of wall cupboards. Wall mounted Baxi gas boiler. Double glazed window. Radiator. Quality wood effect laminate flooring.

Bedroom 1 12'9" x 11'8" (3.89m x 3.56m) Large wardrobe recess. Hatch to loft space. Double glazed window. Radiator. Dado rail.

Bedroom 2 16'4" x 6'9" (4.98m x 2.06m) Double glazed window. Radiator. Dado rail.

Bathroom White suite comprising bath with mixer tap and shower attachment, glazed screen, close coupled wc and pedestal basin with single lever mixer tap, mirror and small strip light/shaver point over. Extractor fan. Radiator. Half tiled walls, fully tiled around bath. Tiled floor.

OUTSIDE

Allocated Car Parking Space plus ample Visitors Parking.

Well Kept Communal Gardens Neatly laid to lawns.

Bike Store

OUTGOINGS

Ground Rent £50 per annum.

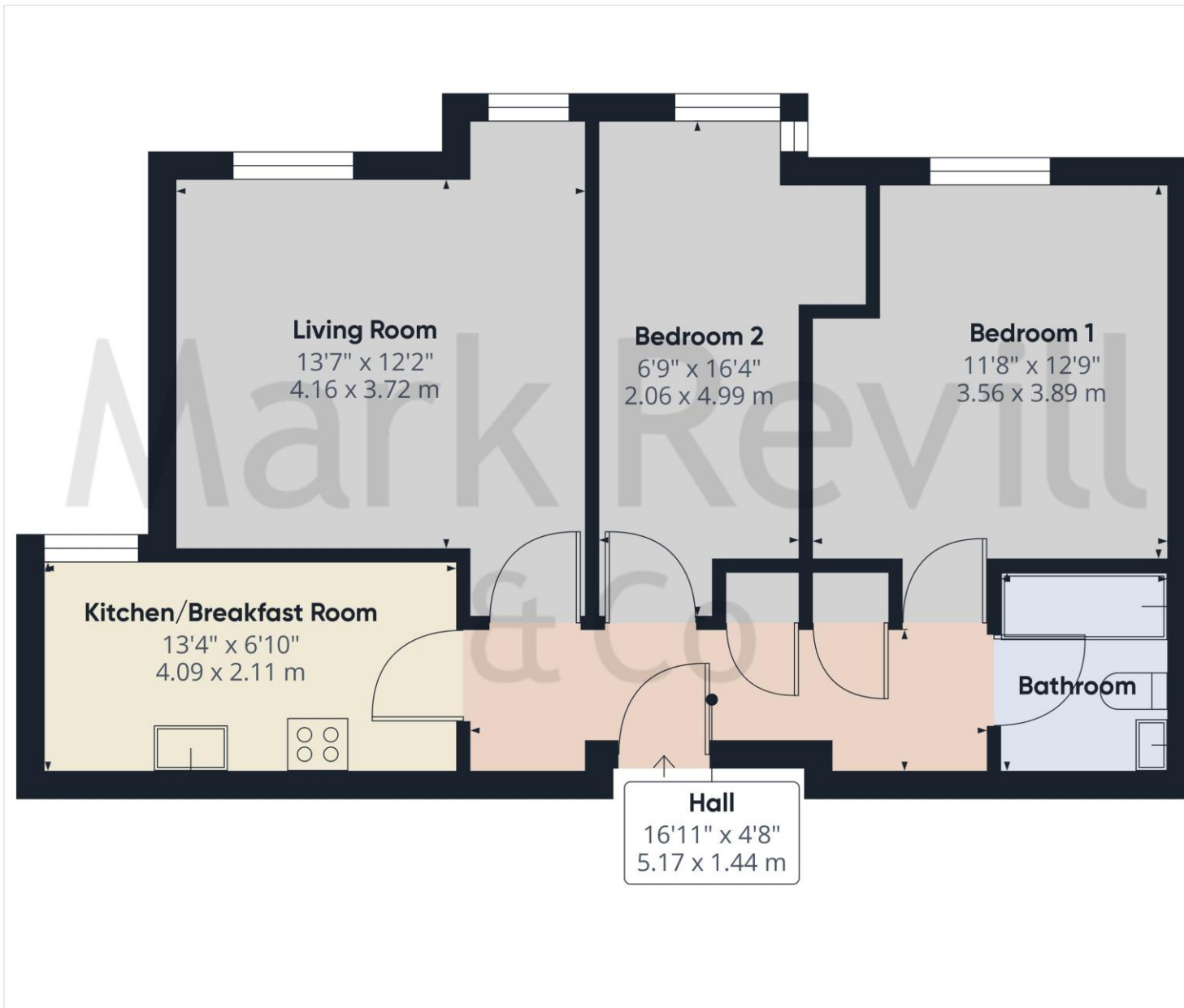
Service Charge £1,080.78 per annum.

Lease 965 years remaining plus share of freehold.

Managing Agents - Hunters Group, 1 Church Rd, Burgess Hill, RH15 9BB. Telephone: 01444 254400



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(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⁾
652.74 ft²
60.64 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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