



23 Franklynn Court
Franklynn Road, Haywards Heath. RH16 4DU

■ ■ ■ Mark Revill & Co

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£235,000

This bright and spacious second floor flat forms part of a purpose built development set in its own well kept gardens. The well presented accommodation has the benefit of gas central heating and double glazing and incorporates 2 good size bedrooms, the main bedroom is fitted with a comprehensive range of furniture, bathroom, separate wc, a large double aspect sitting/dining room enjoying a favoured southerly aspect and a well fitted kitchen complete with appliances. The block has a door entry phone system and there is ample parking for both residents and visitors including some undercover spaces. The flat is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with the potential rental income of about £1,000 per calendar month (providing a gross yield of 4.9%).

Franklynn Court is set well back from the road in this popular central location just a short walk to the town centre with its wide range of shops and to The Broadway with its array of restaurants. Haywards Heath mainline station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also offers a modern



leisure complex, a Waitrose and Sainsbury's superstore whilst the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 14 miles to the north and the cosmopolitan city of Brighton and the 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.

SECOND FLOOR FLAT

Hall Good size built-in coats/storage cupboard. Door entry phone. Radiator.

Sitting/Dining Room 16'6" x 15' (5.04m x 4.58m) A fine double aspect room with large south facing double glazed bay window overlooking the communal gardens. TV aerial point. Further double glazed window. 2 radiators.

Kitchen 11'8" x 7'1" (3.57m x 2.17m) Well fitted with an attractive range of units comprising inset stainless steel bowl and a half sink, adjacent worktops on three sides, cupboards, drawers, integrated **washing machine** and **dishwasher** beneath. Built-in brushed steel **electric double oven**, fitted brushed steel **4 ring gas hob** with concealed extractor hood over. Range of wall cupboards. Integrated tall **fridge** and **freezer**. Further range of wall cupboards, one housing Glow-worm gas boiler. Double glazed window. Part tiled walls. Tiled floor.

Bedroom 1 13'4" x 12'7" (4.06m x 3.85m) Fitted with a comprehensive range of furniture with double bed recess flanked by bedside drawer units, range of high level cupboards over. 2 double wardrobes (one with mirror doors), central tall boy unit incorporating drawers and chest of drawers. Large recess housing fitted dressing table/desk unit with deep drawers, fitted display shelf and shelf over. Double glazed window. Radiator.

Bedroom 2 11'8" x 8'1" (3.58m x 2.49m) Presently used as dining room. Built-in tall double wardrobe/storage cupboard. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, independent shower over, fitted rail and curtain, inset basin with single lever mixer tap, cupboards beneath. Extractor fan. Heated chromium ladder towel warmer/radiator. Fully tiled walls. Tiled floor.

Separate wc Close coupled white suite. Extractor fan. Fully tiled walls. Tiled floor.

Note: There is scope to create an en suite shower room to the main bedroom if desired, subject to obtaining the freeholders consent.

OUTSIDE

Ample Car Parking For both residents and visitors including under cover spaces.

Communal Gardens Arranged mainly as lawns.

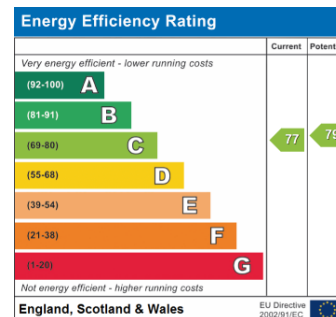
OUTGOINGS

Ground Rent £10 per annum.

Service Charge £514.82 per annum.

Lease 125 years from 2001.

Managing Agents Clarion Housing Association, Reed House, Peachman Way, Broadland Business Park, Norwich, NR7 0WF. Telephone: 0300 500 8000





Approximate total area⁽¹⁾

746.15 ft²
69.32 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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