



9 Chaucer Court

Winnals Park, Paddockhall Road, Haywards Heath. RH16 1EU



Mark Reville & Co

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£270,000

This bright and spacious first floor purpose built flat enjoys a south facing balcony and has a garage and is located in a convenient central location just a short walk to the station. The newly decorated accommodation has the benefit of gas central heating and double glazing and incorporates a large living room with door opening to balcony, a well fitted kitchen complete with appliances, 2 bedrooms (both with built-in wardrobes) and a bathroom. In addition to the garage there is ample car parking, residents have the use of the well tended communal gardens and the block has a door entry phone system. The flat is ideal for those who wish to downsize, a first time buyer or a buy to let investor with a potential rental income of £1,200 - £1,250 per calendar month (providing a gross yield of approximately 5%)

Winnals Park is a gated development lying just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Also in the immediate vicinity is the modern leisure complex, Waitrose and Sainsbury's



superstores, whilst the town centre is close at hand with its wide range of shops including an array of restaurants and bars in The Broadway. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.4 miles to the south.

FIRST FLOOR FLAT

Hall High level cupboard housing trip switches. Hatch to trades cupboard. Good size built-in coats/storage cupboard. Door entry phone. Radiator. Wood effect laminate flooring.

Living Room 16'3" x 11'10" (4.97m x 3.61m) Enjoying favoured southerly aspect. TV aerial point. Large double glazed picture window overlooking the communal gardens. Radiator. Wood effect laminate flooring. Double glazed door to:

South Facing Balcony 8'9" x 4' (2.67m x 1.22m) Outside light. Tiled floor.

Kitchen 10'10" x 7'11" (3.31m x 2.42m) Fitted with an attractive range of wood grain effect fronted units with laminate work surfaces and upstands comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers, storage and appliance space under. **Washing machine**. Built-in brushed steel **electric oven**, fitted **4 ring halogen hob**, brushed steel splashback and extractor hood over, flanked by wall cupboards. **Fridge/freezer**. Further range of wall cupboards. Wall cupboard housing Baxi gas combination boiler. Double glazed window. Radiator. Part tiled walls. Wood effect laminate flooring.

Bedroom 1 11'8" x 10'8" (3.58m x 3.26m) 2 built-in double wardrobes with cupboards over. Telephone point. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 2 8'9" x 7'4" (2.69m x 2.24m) Built-in double wardrobe, cupboard over. Double glazed window. Radiator. Wood effect laminate flooring.

Bathroom White suite comprising bath with independent shower over, glazed screen, pedestal basin, close coupled wc. Round wall mirror. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Wood effect laminate flooring.

OUTSIDE

Service/Storage Cupboard adjacent to the front door.

Garage No. 16. Located in block with up and over door.

Communal Gardens Laid mainly to lawn interspersed with shrub and rose beds planted with a variety of established trees.

OUTGOINGS

Ground Rent £150 per annum.

Maintenance £1684.56 per annum.

Lease 94 years unexpired (term on started 25th December 1992).

Note: Each leaseholder has a share of the freehold.





Approximate total area⁽¹⁾

619.36 ft²
57.54 m²

Balconies and terraces

34.98 ft²
3.25 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.

Calculations are based on RICS IPMS 3C standard.

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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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