



Flat 2, Fields House
Gower Road, Haywards Heath, RH16 4PL

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£210,000

This stylish first floor flat forms the upper part of an attractive contemporary detached building situated in a 'tucked away' central location. The bright, spacious and well designed accommodation has the benefit of double glazing and electric heating and incorporates a double bedroom, modern shower room and a particular feature is the splendid double aspect open plan living room with fitted kitchen with high ceilings and a south facing Juliet balcony. There is an allocated car parking space and the building has a door entry phone system. The flat is held on a long lease and has the benefit of a 50% share of the freehold and therefore the outgoings are kept to a minimal amount. The flat is ideal for a first time buyer or a buy to let investor with the potential rental income of approximately £850 per calendar month (providing a gross yield of just under 5%)

Situated in this central location adjacent to South Road and close to The Orchards shopping thoroughfare and within walking distance of the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Victoria Park with its tennis courts is close at hand and the town has a



modern leisure centre, a Waitrose and Sainsbury's superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.6 miles to the north, the cosmopolitan city of Brighton and the south coast is 14.2 miles to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

FIRST FLOOR FLAT

Open Plan Living Room with Kitchen 17'1" x 15'2" (5.21m x 4.62m) A fine double aspect room with sloping ceiling and double glazed doors to glazed **Juliet balcony**. Ceiling downlighters. Electric panel heater.

Kitchen Fitted with white high gloss fronted units with laminate work surfaces incorporating inset stainless steel sink with flexi mixer tap, adjacent worktop, cupboards, drawers and appliance space with plumbing for dishwasher and washing machine beneath. Built-in **electric oven**, fitted **4 ring halogen hob** with brushed steel extractor hood over. Range of wall cupboards. 2 adjacent tall shelved storage cupboards. Worktop and kick board lighting. 3 double glazed windows with venetian and roller blinds.. Wood effect vinyl flooring.

Bedroom 11'11" x 10'10" (3.63m x 3.30m) Double aspect with 2 double glazed windows with fitted venetian blinds. Recess for wardrobe with high level cupboard over. Electric panel heater. TV aerial point. Ceiling downlighters.

Shower Room Large walk-in fully tiled shower with glazed screen and sliding door, overhead rain water and hand held fittings, basin with single lever mixer tap, cupboard beneath, adjacent open shelved unit, close coupled wc. Illuminated wall mirror. High level storage cupboard. Electrically heated chromium ladder towel warmer/radiator. Double glazed window with fitted venetian blind. Extractor fan. Ceiling downlighters. Half tiled walls. Tiled floor.

OUTSIDE

Allocated Car Parking Space Adjacent to the building.

OUTGOINGS

Maintenance Self administered.

50% Share of Freehold





Approximate total area⁽¹⁾
462.59 ft²
42.98 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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