



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



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£225,000

This bright and spacious first floor flat forms part of a purpose built development set in its own well kept gardens. The newly redecorated accommodation has the benefit of gas central heating and double glazing and incorporates 2 good size bedrooms (both with built-in wardrobes), bathroom, separate wc, a large double aspect living room enjoying an outlook over the communal gardens and a fitted kitchen/breakfast room 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 £1,100 per calendar month (providing a gross yield of around 5%). The flat will be sold with the benefit of a **new 125 year lease**.

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.

FIRST FLOOR FLAT

Hall Large built-in storage cupboard. Built-in shelved storage cupboard housing gas and electric meters. Door entry phone. Telephone point. Radiator.

Living Room 16'4" x 14'2" (4.99m x 4.32m) A fine double aspect room with wide double glazed bay window enjoying outlook over the communal gardens. TV/FM/satellite aerial points. 2 radiators. Further double glazed window. Wood effect laminate flooring.

Kitchen/Breakfast Room 11'6" x 7'1" (3.51m x 2.16m) Fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped laminate worktop, cupboards, drawers, appliance space and **washing machine** beneath. Built-in **electric oven**, fitted **4 ring halogen hob** and brushed steel filter hood over flanked by wall cupboards. Wall mounted Worcester gas combination boiler. Breakfast bar with radiator beneath. Double glazed window. Part tiled walls. Wood effect vinyl flooring.

Bedroom 1 13' x 12'7" (3.99m x 3.86m) Built-in double wardrobe, cupboard over. TV aerial point. Double glazed window. Radiator.

Bedroom 2 11'6" x 8'1" (3.51m x 2.48m) Built-in double wardrobe, cupboard over. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, independent Triton electric shower, glazed screen, pedestal basin with cupboard under. Shaver point. Wall cupboard with mirror doors. Extractor fan. Radiator. Part tiled walls, fully tiled around bath. Vinyl flooring.

Separate WC Low level suite. Extractor fan. Vinyl flooring.

OUTSIDE

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

Communal Gardens Arranged mainly as lawns.

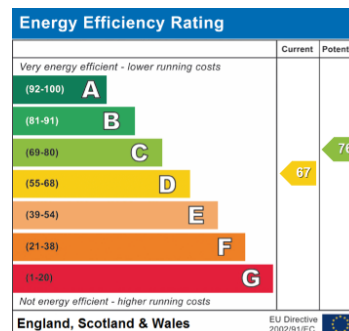
OUTGOINGS

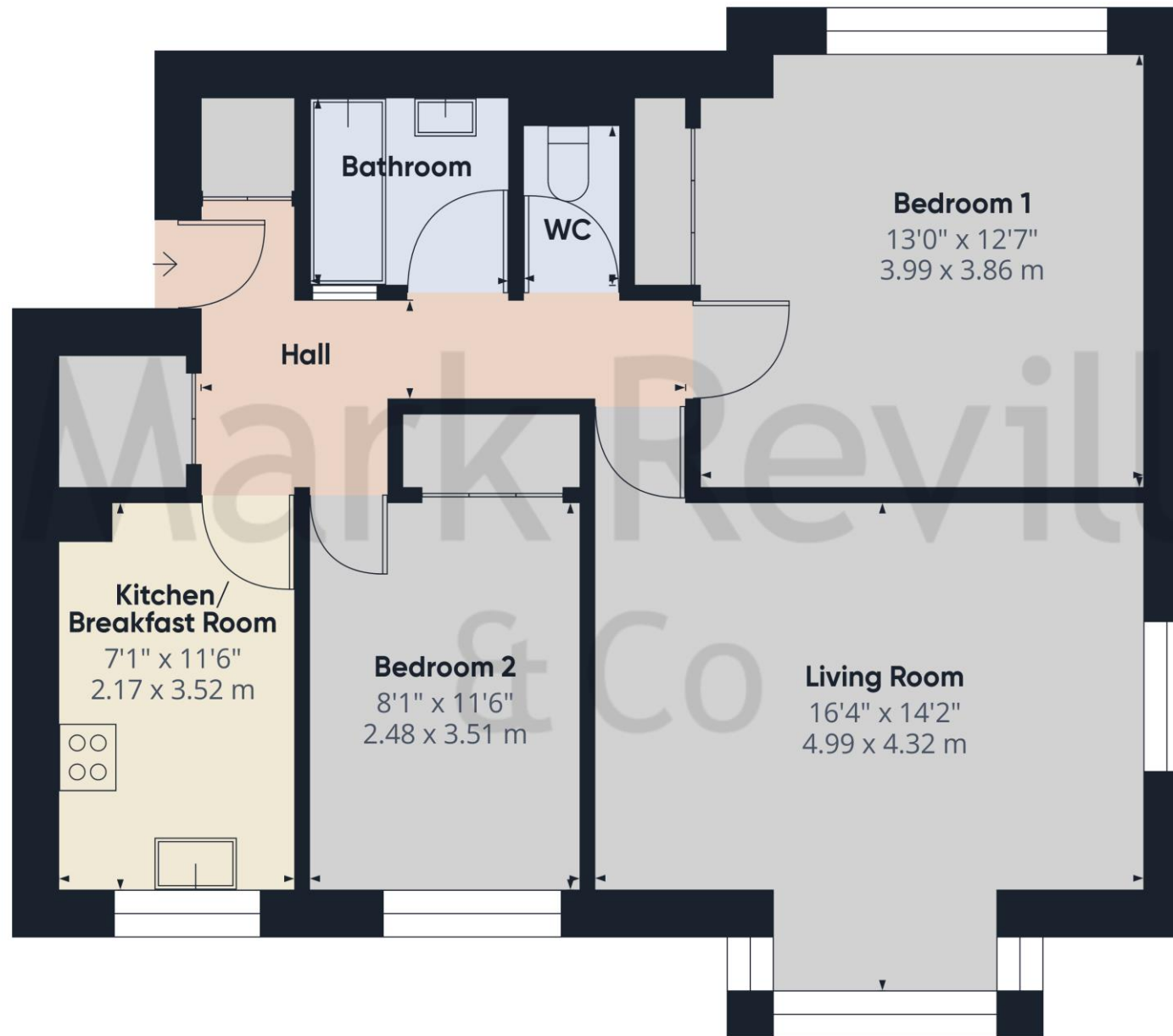
Ground Rent £10 per annum.

Service Charge £449.50 per annum.

Lease New 125 year lease applied for.

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





Approximate total area⁽¹⁾

734.21 ft²
68.21 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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