



4 Walstead Lodge
Franklynn Road, Haywards Heath, RH16 4HR

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Offers in Excess of £200,000 Leasehold

This excellent one bedroom ground floor flat forms part of a purpose built block within an attractive development, set in its own well kept communal grounds. The property benefits from its own private ground floor entrance, well proportioned rooms, double glazed replacement windows and gas fired central heating. The accommodation comprises: a spacious sitting/dining room, a superb refitted kitchen with matching wall and base units, ample work surfaces, built-in oven and hob, and further appliance space. There is also a generous double bedroom and a large, well appointed bathroom. Outside, the property enjoys an allocated parking space together with ample visitor parking. The block also benefits from a security door entry phone system. This delightful flat would make an ideal first home or buy-to-let investment. Internal viewing is highly recommended

Walstead Lodge is conveniently situated in a popular central location, just a short walk from Haywards Heath town centre with its comprehensive range of shops, restaurants and cafes. Haywards Heath mainline railway station is also close by, providing fast and frequent services to central London (Victoria/London Bridge in approximately 42-45 minutes). The town also offers a Sainsbury's superstore, with a new Waitrose opening shortly, a modern leisure complex and several nearby parks. The A23 lies about 5 miles to the west, providing access to the motorway network, while Gatwick Airport is just over 14 miles to the north and the vibrant city of Brighton lies a similar distance to the south.

Ground Rent: £36 per annum

Service Charge: £1,267.77 per annum

Lease: 977 years unexpired







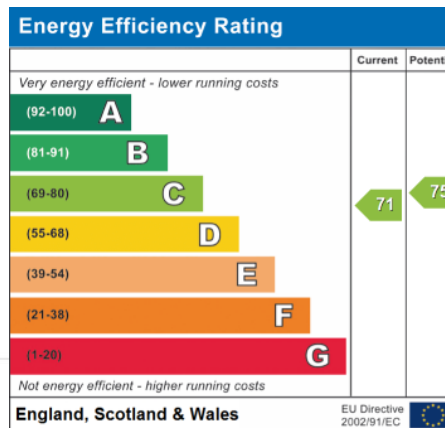
Approximate total area⁽¹⁾

430 ft²
40 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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