



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(91-91) B	
(90-80) C	
(55-60) D	
(50-54) E	
(21-30) F	
(1-20) G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(91-91) B	
(90-80) C	
(55-60) D	
(50-54) E	
(21-30) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC



27 Kipling Court, Haywards Heath, West Sussex, RH16 1EX

Price £195,000 Leasehold

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What we like...

- * Extremely spacious accommodation
- * Garage and lots of residents parking
- * Short walk of the station.
- * Potential to put your own stamp throughout.

The Flat

An extremely spacious, THREE bedroom TOP floor apartment with a GARAGE & lift service, situated in a gated development within short walk of the mainline station. Although requiring modernisation throughout, apartments of this size are seldom available in such convenient locations and viewing is considered essential to appreciate the impressive dimensions of the rooms.

In full, the accommodation comprises :- hall with storage cupboards, south facing 17ft x 12ft sitting room, kitchen, 17ft5 max master bedroom with fitted wardrobe, 14ft6 second double bedroom, good size single bedroom and larger-than-average bathroom with space for a separate shower cubicle if required. Further benefits include double glazing throughout and we are advised an extended lease is in place. There is mains gas to the property, providing the possibility of

Outside, there are well kept communal gardens and ample communal parking (the car park has been enlarged in recent years and boasts 91 spaces in total). The garage is situated in a nearby block.

The anticipated rental income, once modernised, would be in the region of £900 PCM, giving investors a return in excess of 5% p.a.



Location

Kipling Court is a block of purpose built flats situated within the popular Winnals Park within short walking distance of Haywards Heath station providing fast and regular services to London (approx 47 minutes to London Bridge/Victoria), Brighton & Gatwick Airport. Also nearby is the Olympus Leisure Centre, Sainsbury's Superstore and Harlands Primary School. Haywards Heath town centre offers an extensive range of shops, banks, cafés & restaurants and is a half-mile distant.

Information

Lease: 125 years from 25/12/1992 - 103 years remaining

Service Charge: £150 PCM (inclusive of ground rent & building insurance)

Managing Agents: Estate & Property Management, Chelsea House, 8-14 The Broadway, Haywards Heath T: 01444 410069

We believe this information is correct but recommend checking details personally with the Managing Agents.

