



**Connells**

Franklynn Court Franklynn Road  
Haywards Heath



### Property Description

Connells are delighted to offer for sale this well-presented ground-floor flat, offering a 125-year lease from April 2026, with a peppercorn ground rent and low service charge in the region of £550 per annum.

The bright and airy accommodation benefits from large windows throughout and enjoys a quiet, private position within the block. The front door opens into an entrance hall, with doors leading to the sitting/dining room, a generous dual-aspect space featuring a bay window and hardwood flooring.

The kitchen is fitted with a range of wall and base units, space for an integrated fridge-freezer, an electric oven, and plumbing for a washing machine, with a window to the side aspect. There is a spacious double bedroom overlooking the communal gardens, complete with built-in wardrobes. The bathroom comprises a panelled bath with overhead shower, wash hand basin, heated towel rail, and a low-level W.C.

Outside, the property offers well-kept communal gardens and ample residents' parking.

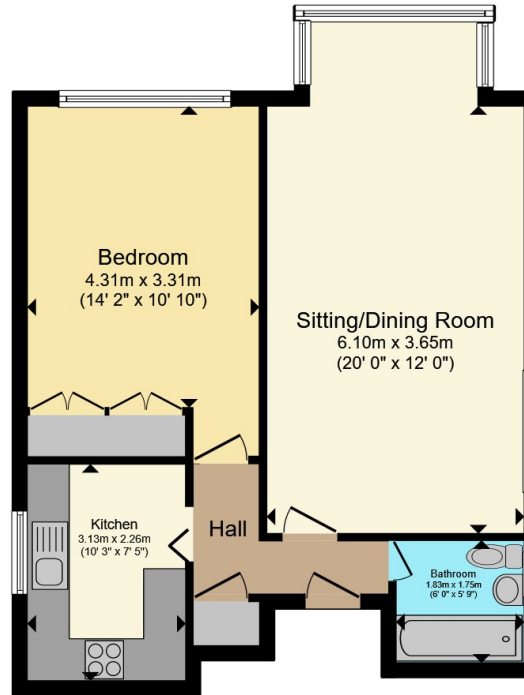
Franklynn Court is a purpose-built block on Franklynn Road, located in an established part of the town just to the south-east of the high street, between the main shopping areas and the hospital. A regular bus service runs along

Franklynn Road, linking it with the station and neighbouring districts. Local facilities include a Cooperative store & late-night petrol station, and within a 5-minute walk, you have the main shopping areas of South Road, the Princess Royal Hospital and St Wilfrid's Primary school.









**Ground Floor**

Total floor area 57.7 m<sup>2</sup> (621 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01444 441 441**  
**E [haywardsheath@connells.co.uk](mailto:haywardsheath@connells.co.uk)**

135 South Road  
 HAYWARDS HEATH RH16 4LY

EPC Rating: D Council Tax Band: B

Service Charge: 541.99 Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HAY405698](http://connells.co.uk/Property/HAY405698)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Apr 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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