



## 14 Anscome House, Great Heathmead, Haywards Heath, RH16 1FB

Guide Price £190,000-£200,000 Leasehold/Share of Freehold







A 1 bedroom first floor apartment with allocated parking space, a long lease and share of the freehold in this well managed complex adjacent to the railway station which would make an ideal first purchase or long-term Buy To Let investment.

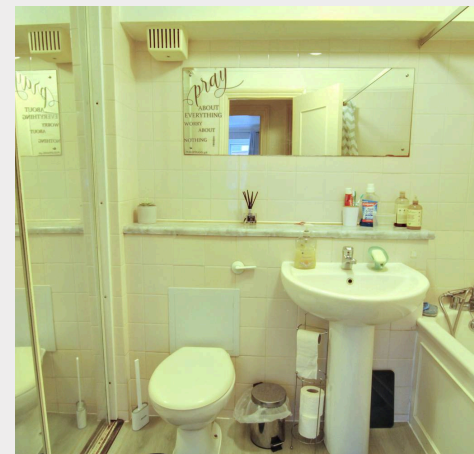
- 1st floor apartment in desirable gated complex
- Allocated parking space (A14) to north of block
- Long lease and share of freehold
- Great location 200 yards from railway station
- Close to Sainsbury's, Waitrose & leisure centre
- 10 minute walk to town centre and Broadway
- Double glazed windows – electric heaters
- Lounge with separate open plan kitchen area
- Large bedroom and original bathroom suite
- EPC rating: C – Council Tax Band: C
- **Tenure:** 1/150th share of the freehold and remainder of a 150 year lease from 1987
- **Ground rent:** £200 per year which doubles every 25 years – next review 2037
- **Service charge:** approximately £1400 per year
- **Managing agents:** Graves Son & Pilcher, Brighton T: 01273 321123 W: [www.gsp.uk.com](http://www.gsp.uk.com)



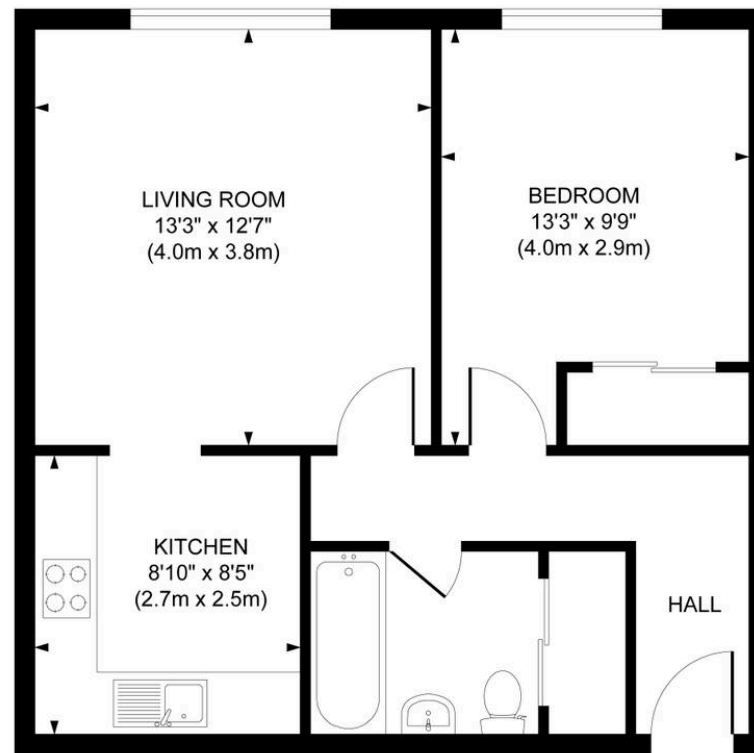


The property is located at the front of this desirable Great Heathmead complex, situated off Milton Road close to Haywards Heath mainline station ( 200 metres of the apartment) and offers fast and regular services to London (Victoria and London Bridge 47 minutes), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Other nearby facilities include the Sainsbury's Superstore and the Waitrose store (adjoining the station), a range of shops, restaurants and public house and the Dolphin leisure centre with its excellent sporting facilities is behind the complex. The town centre is just over half a mile where there is an extensive range of shops, stores and an array of restaurants in the Broadway. The property falls into the school catchment area for both Harlands Primary and Warden Park Secondary Academy (in nearby Cuckfield). There is also a 6th Form College in the town. The town has several large parks and Blunts Wood Nature Reserve is also close by. By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A272 and the A/M23, the latter lying approximately five miles to the west at either Bolney or Warninglid.

**Distances: (approx in miles on foot)** Harlands Primary School 0.6, Warden Park Secondary Academy 1.4, 6th Form College (0.2), Railway station 0.4 - providing fast commuter links to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). Gatwick Airport 14, Brighton Seafront 14 A23, Bolney/Warninglid 5.5/6



Approximate Gross Internal Area  
506 sq. ft / 47.00 sq. m



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Haywards Heath

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