



21 Anscome House, Great Heathmead, Haywards Heath, RH16 1HB

Guide Price £285,000 – £295,000 Leasehold



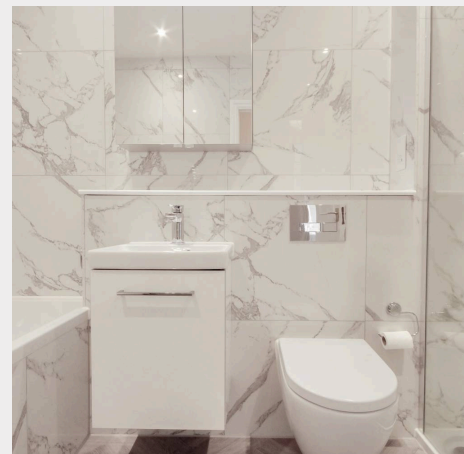
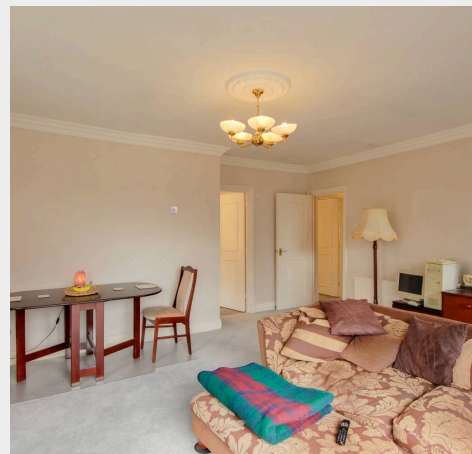
**MANSELL  
McTAGGART**  
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A 2 bedroom, 2 car, top floor penthouse apartment with a garage and allocated parking space in this very desirable gated complex within a 3 minute walk of the railway station, leisure centre, Sainsbury's, Waitrose and within a 10 minute walk of the main town centre.

- Sunny south & east facing top floor apartment
- Secure gated complex close to railway station
- Garage and allocated parking space (A21)
- For sale with no onward chain
- Beautiful new bathroom (Feb 2025) with double ended bath and low profile shower tray
- Separate kitchen with new gas boiler (Nov 2022) controlled by 'Hive' phone app
- Double aspect living room with balcony
- Main bedroom has 2 sets of fitted wardrobes
- New carpets and flooring (April 2025)
- Full fibre broadband connected and activated
- Higher ceilings (2.5 metres) than lower floors
- Long lease and 150th Share of the Freehold
- Ideal first purchase or UK bolthole
- Leisure centre, parks & town centre close by
- EPC rating: C - Council Tax Band: D
- Tenure: 1/150th Share of Freehold, remainder of a 150 year lease from 1987
- Ground rent: £200 per year, doubles on every 25th anniversary - next review 2037
- Service charge: for the period Sept 25 - March 26 = £1135
- Buildings insurance: £300 per year
- Managing agents: Graves Son & Pilcher  
T: 01273 321123 E: info@gsp.com

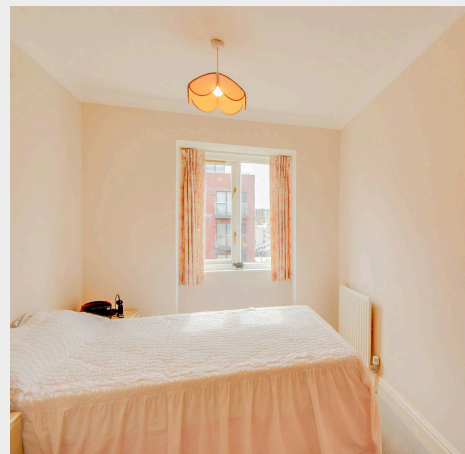


The property is located at the front of this desirable Great Heathmead complex, situated off Milton Road close to Haywards Heath mainline station (200 metres) and offers fast and regular services to London (Victoria and London Bridge 47 minutes), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Other nearby facilities include the Sainsbury's Superstore and the Waitrose store (adjoining the station), a range of shops, restaurants and public houses. The Dolphin leisure centre with its excellent sporting facilities is just 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.

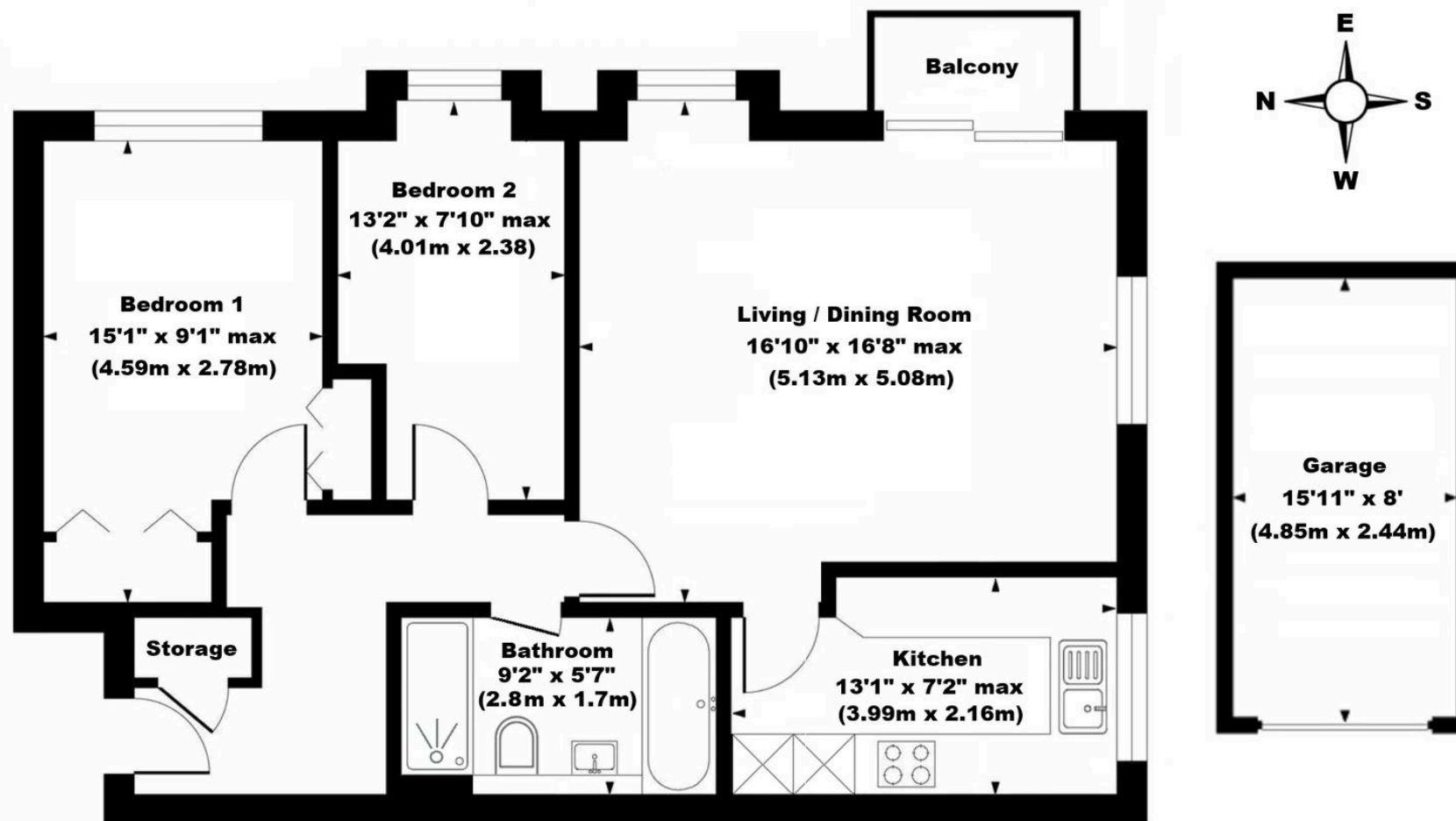
By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at either Bolney or Warninglid.

**Distances: (approx in miles on foot)**

Harlands Primary School 0.6, Warden Park Secondary Academy 1.4, 6th form college (0.2), Railway station 0.1 – 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 721 sq.ft / 67sq.m (excluding balcony & garage)**

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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