



20 Beacon Heights, 4 Church Road, Haywards Heath, RH16 3UU

Guide Price £350,000 – £365,000 ... Leasehold



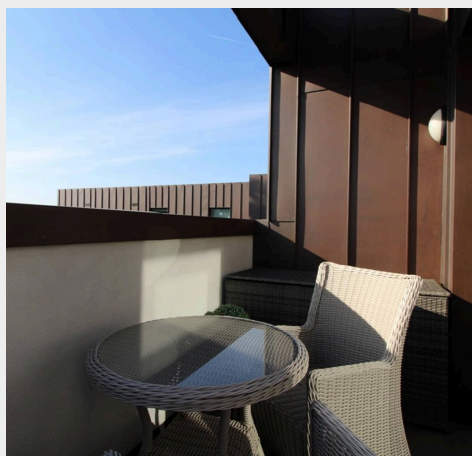
**MANSELL  
McTAGGART**  
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A south facing top (3rd) floor penthouse apartment in immaculate condition with the benefits of an allocated parking space and distant views to the South Downs in this exclusive design award-winning town centre complex enjoying one of the best positions in the building with around 800 ft.<sup>2</sup> of accommodation. Offered for sale with vacant possession.

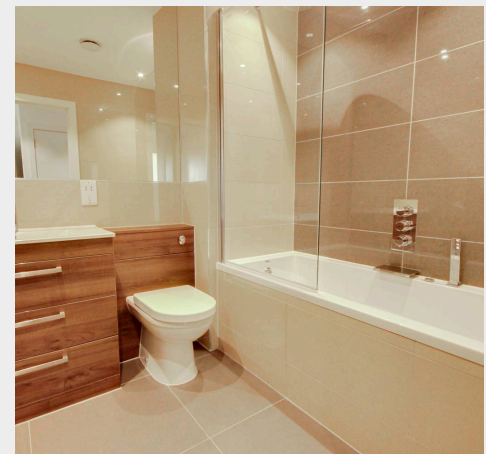
- 2 bed, 2 bath south facing top floor apartment
- 800 ft.<sup>2</sup> of accommodation with balcony
- Lift and staircase to all floors
- Allocated parking space (No.20) - cost an additional £16,500 when new
- Located on the highest point in the town
- Literally adjoining the Orchards shops
- Close to the Broadway, parks & railway station
- Immaculate & neutral decor order throughout
- For sale with immediate vacant position
- EPC rating: C - Council Tax Band: D
- Tenure: leasehold - 150 years from 01.01.2017
- Ground rent: £350 per year reviewed every 10 years in line with the RPI
- Service charge: £1190 for the current year
- Managing agents: Remus, The Old Forge, 38 North Road, Brighton, East Sussex, BN1 6SP  
T: 03300 562368



Beacon Heights is located on the corner of Church Road and St Wilfrid's Way in the heart of the town centre and within 100 yards of the Orchards Shopping Centre and Marks & Spencer.

The town's other shopping areas including South Road and the trendy Broadway with its numerous restaurants, cafes and bars are both within 200 yards. The town has several large open spaces including Victoria Park and the stunning woodland of Clair Park which is also the home of Haywards Heath Cricket Club. There is also a leisure centre and numerous sports and leisure groups.

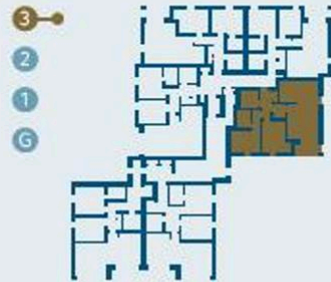
The railway station, which provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins) is within a very pleasant 10 minute walk via Clair Park and access by road to the major surrounding areas can be swiftly gained via the A272 and A/M23.





## PLOT 20: 2 BEDROOM APARTMENT – 73.9m<sup>2</sup> (795ft<sup>2</sup>) inc. balcony

### THIRD FLOOR PLAN:



### DIMENSIONS:

**Kitchen/Living/Dining area**  
6.8m x 4.6m

**Bedroom 1**  
3.6m x 2.6m

**Bedroom 2**  
3.7m x 3.3m



**Mansell McTaggart Haywards Heath**  
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