



1 Milton House, Milton Road, Haywards Heath, RH16 1AG

Guide Price £215,000 – £225,000 ... Leasehold





A very large (550 sq ft) 1 bedroom ground floor garden apartment (former show home) opening onto a spacious terrace in this luxury complex within 150 yards of the railway station.

- Ideal first purchase or lock up & leave bolt-hole
- Solid oak front door with spy hole - video entry system
- Wooden flooring throughout hall, kitchen/living room & bedroom
- Leicht German kitchen with Siemens appliances, Quartz worktop and splash backs with Blanco sink and tap
- Bosch washing machine and Bosch tumble dryer in utility cupboard
- Nuair Air Filtration System
- Bathroom fitted with Duravit basin and Grohe taps and shower
- Fitted blinds and curtains included
- Velfac windows and external door to private garden patio
- No allocated parking - On street parking available nearby
- Available with vacant possession
- EPC rating: D - Council Tax Band: C
- **Tenure: Leasehold - 125 years from 25.03.2016**
- **Service charge: £662.75 paid every 6 months - this also covers the window cleaning every quarter.**
- **Ground rent: £156.35 every 6 months (reviewed every 5 years) The new Leasehold Reform Act should cap all annual ground rents at £250 per year by 2028.**
- **Managing agents: Hunters t 01444 454400**



Milton House is located on the corner of Milton Road and Harlands Road opposite Great Heathmead and the Caffyns VW dealership.

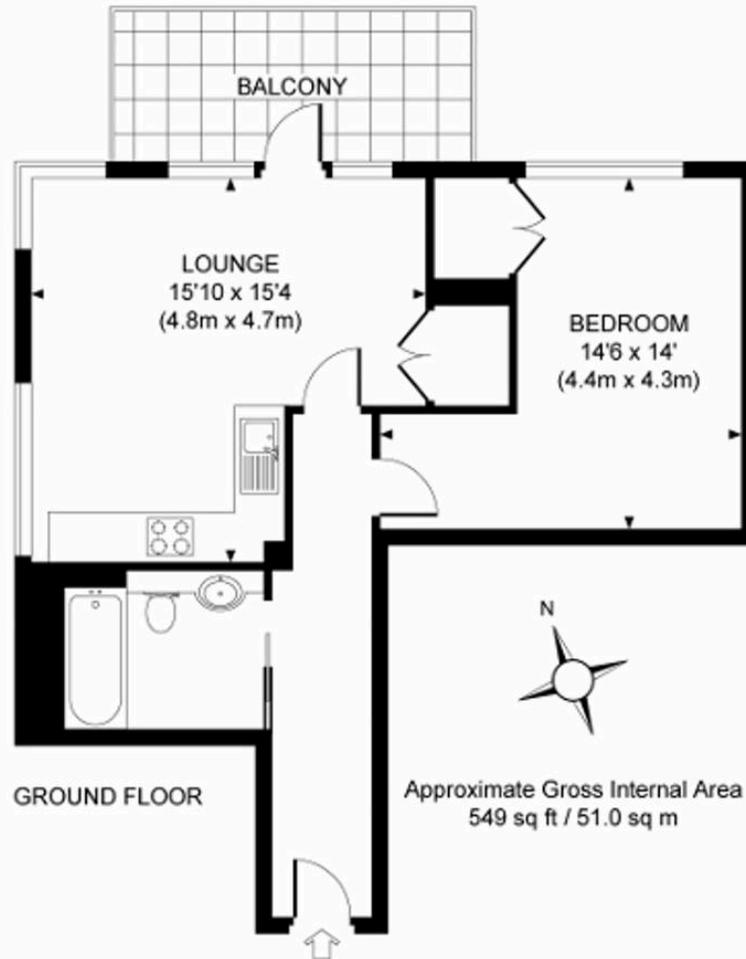
The entrance to the railway station is within 150 yards (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins). Other facilities very close by include the Dolphin Leisure Centre, Sainsbury's Store and Waitrose and numerous shops, pub and food outlets adjacent to the railway station.

The town centre is within a 10/15 minute walk where there is an extensive range of shops, stores, restaurants, cafes and bars. The town has several large open spaces and parks and is surrounded by some glorious countryside.

Local beauty spots include the 180 acre Ardingly Reservoir, Blunts Wood, both Ditchling and the Chailey Common Nature Reserves, the Ashdown Forest and South Downs National Park.

By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, B2112, A272 and the A/M23. The latter lies approximately 5 miles to the west at Bolney or Warninglid.





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 any decisions reliant upon them.

Mansell McTaggart Haywards Heath

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