



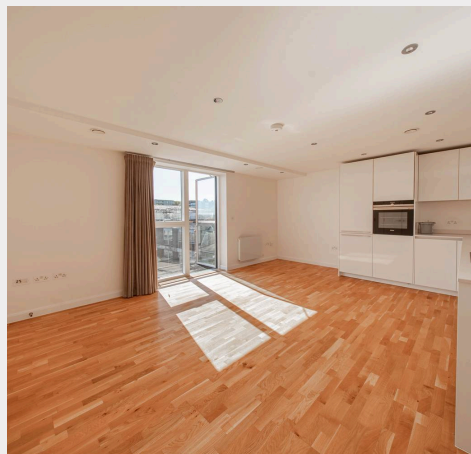
25 Milton House, Milton Road, Haywards Heath, RH16 1AG
GUIDE PRICE ... £300,000-£315,000 ... Leasehold





A 2 double bedroom, 2 bathroom east facing third floor apartment enjoying a quieter position to the rear of the building and benefiting from two balconies in this modern complex with the benefit of a secure underground parking space and being ideally placed within a stone's throw of the railway station and very close to the leisure centre, Waitrose, Sainsbury's and a 10 minute walk of the main town centre.

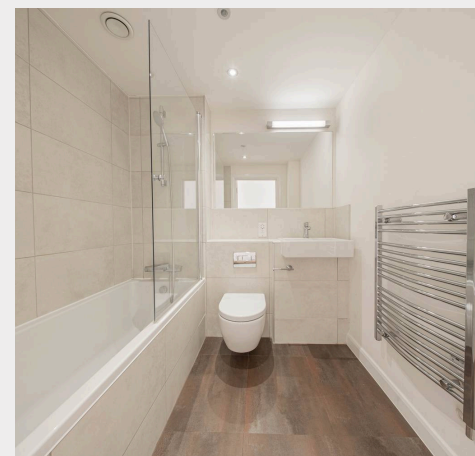
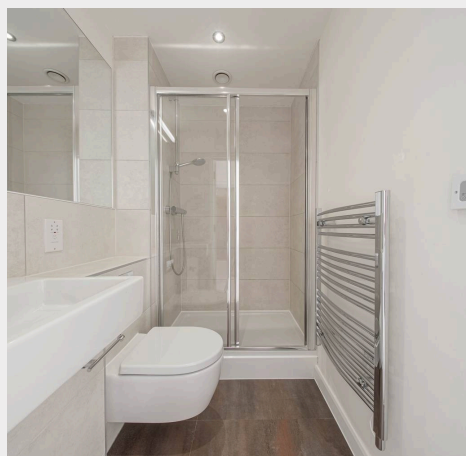
- 3rd floor ultra modern apartment
- Lift and staircase to all floors
- Secure underground parking space
- Situated to the rear of the building away from traffic
- East facing with 2 separate balconies
- Open plan living room with modern kitchen
- 2 double sized bedrooms with cupboards
- Ensuite shower room – second bathroom
- Super Eco electric heating system
- For sale with no onward chain
- EPC rating: B – Council Tax Band: C
- Tenure: leasehold 125 years from 25.03.2016
- Ground rent: currently £379.98 reviewed every 5 years in line with the retail pricing index (RPI). Next review due soon however the new ground rent legislation should mean the ground rent will be reduced to £250 a year for the remainder of the lease. TBC
- Service charge: currently £930.26 every 6 months
- Managing agents: Hunters estate and property management, Burgess Hill
T: 01444 254400



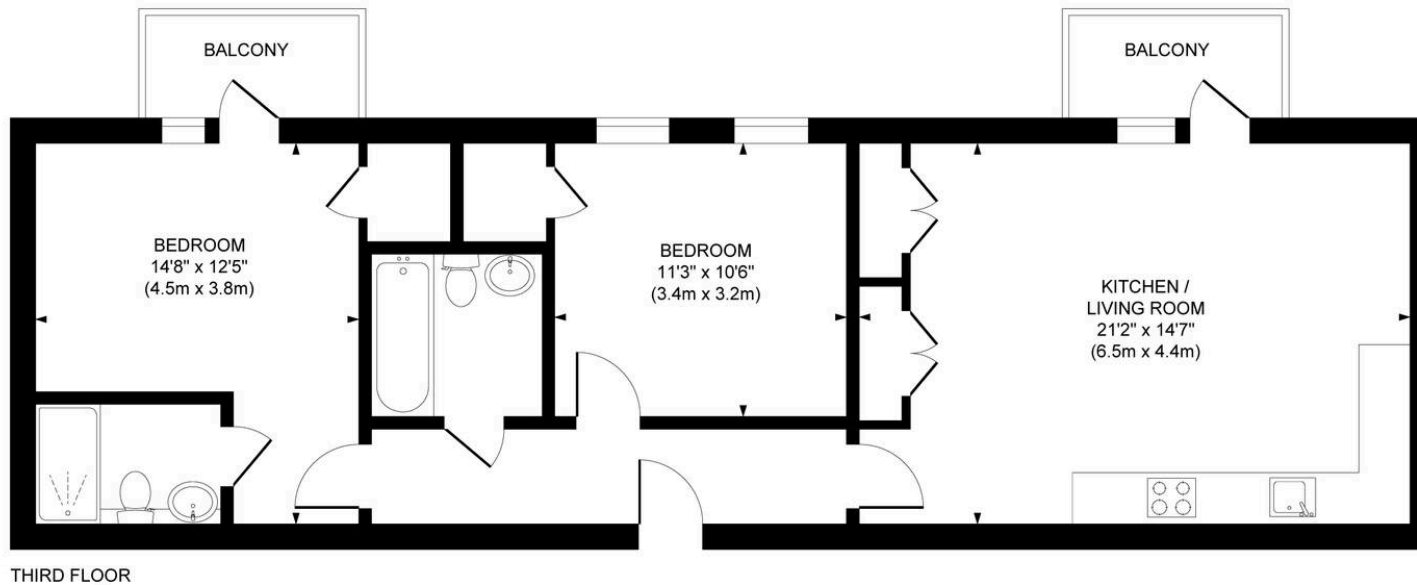
Milton House is located on the corner of Milton Road and Harlands Road opposite Great Heathmead. The entrance to the railway station is within 150 yards (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins). Other facilities very close by include the Dolphin Leisure Centre, 6th Form College, Sainsbury's 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.



Approximate Gross Internal Area
774 sq. ft / 71.89 sq. m



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.

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