



Flat 3, Ingrams House

42 Ashenground Road, Haywards Heath, RH16 4PP

■ ■ ■ Mark Reville & Co

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Guide Price £200,000 Leasehold

A rare opportunity to purchase a recently redecorated one bedroom first floor apartment benefiting from a share of the freehold and low service charges, offered to the market with vacant possession. This attractive period style property features well-planned accommodation including a generous entrance hall, a spacious sitting/dining room with bay window, a fitted kitchen, and a double bedroom with fitted wardrobe cupboards. The shower room is fitted with a modern white suite. The apartment retains a wealth of character and original features such as high ceilings whilst further benefits from recently replaced oak internal doors, newly fitted carpets and gas fired central heating. Externally, the property includes 1 allocated parking space located to the rear.

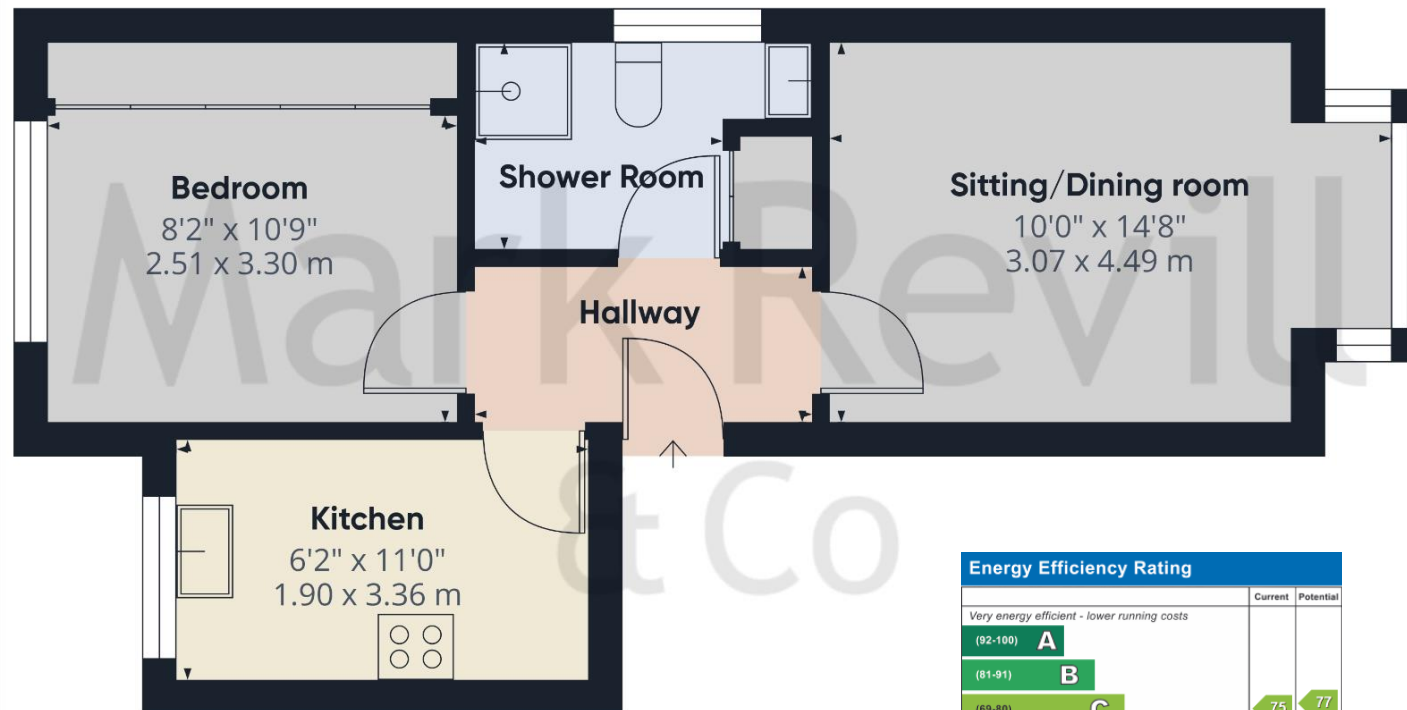
The apartment enjoys a highly regarded and well-established setting, just a short level walk from Haywards Heath town centre with its excellent range of shops, cafés, and restaurants-particularly along The Broadway. Ashenground Woods and Victoria Park are close by, offering attractive outdoor spaces including walking routes and tennis courts. Haywards Heath mainline station is also within easy reach, providing fast and frequent services to London (Victoria/London Bridge approximately 42-45 minutes). The area is well served by reputable schools for all age groups and offers a modern leisure centre plus both Waitrose and Sainsbury's superstores. Excellent road links include the A23 approximately 5 miles west, giving swift access to the motorway network; Gatwick Airport lies around 14.5 miles to the north, while Brighton and the south coast are a similar distance to the south. The South Downs National Park and Ashdown Forest are also within easy driving distance.

Service Charge: £450 per annum

Lease: 999 years from 2012

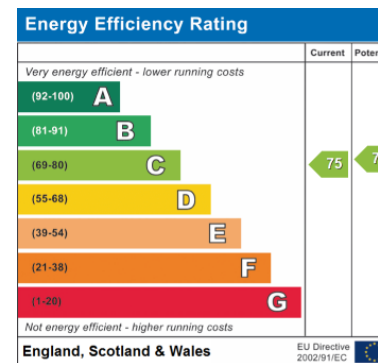






Approximate total area⁽¹⁾

397 ft²
36.9 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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