



## 9 Wilton House

Great Heathmead, Haywards Heath, RH16 1FG



Mark Revill & Co

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RH16 1FG

**Guide Price £200,000**

This excellent first floor apartment forms part of Great Heathmead an exclusive gated development set in its own well kept grounds. The apartment has the benefit of double glazed replacement windows and electric heating and incorporates a good size living room, a well fitted kitchen complete with appliances, bedroom and a bathroom with white suite. There is an allocated car parking space and the residents have use of the attractive communal grounds with central water feature and barbecue area, fitness room and a car wash facility. The flat is ideal for a first time buyer or a buy to let investor with the potential rental income of approximately £800 per calendar month (providing a gross yield of about 4.4%).

Great Heathmead is located just a short walk from Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin leisure complex, Sainsbury's and Waitrose superstores are all in the immediate vicinity, whilst the town centre is close at hand offering a wide range of shops including The Broadway with its array of restaurants. The A23 lies



about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.2 miles to the south.

**Communal Entrance** with door entry intercom system. Carpeted internal hallway leading to:

### ENTRANCE (FIRST) FLOOR APARTMENT

**Hall** Built-in airing cupboard housing cold water tank, pre-insulated hot water cylinder and slatted shelving. Telephone point. Slimline storage heater. Trip switches. Coved ceiling.

**Living Room** 13'3" x 10'4" (4.04m x 3.15m) Double glazed window. Slimline storage heater with convector. TV/FM/Satellite aerial point. Coved ceiling.

**Kitchen** 8'9" x 7'9" (2.67m x 2.36m) Inset composite bowl and a half sink with mixer tap, adjacent tiled work surface, cupboards, drawers and Bosch **washing machine** beneath. Built-in Beko brushed steel **electric oven**, fitted Beko **4 ring halogen hob** and extractor hood over. Range of wall cupboards, glazed cabinet and corner shelf unit. Liebherr tall **fridge/freezer**. Extractor fan. Part tiled walls. Wood effect vinyl flooring. Coved ceiling.

**Bedroom** 11' x 7'10" (3.35m x 2.39m) Double glazed window. Slimline panel heater with time control. Coved ceiling.

**Bathroom** White suite comprising bath, traditional mixer tap with telephone style shower attachment, glazed screen, wc with concealed cistern and basin with mixer tap. Extractor fan. Wall mounted convector heater. Wood effect vinyl flooring. Coved ceiling.

### OUTSIDE

**Allocated Car Space** W9. Plus visitors parking.

**Communal Gardens and Facilities** Central water garden, barbecue area located to the rear of Wilton House. **Fitness room**. Bin storage. **Car wash** facility.

### OUTGOINGS

**Ground Rent** £200 per annum.

**Service Charge** £1,201.76 per annum.

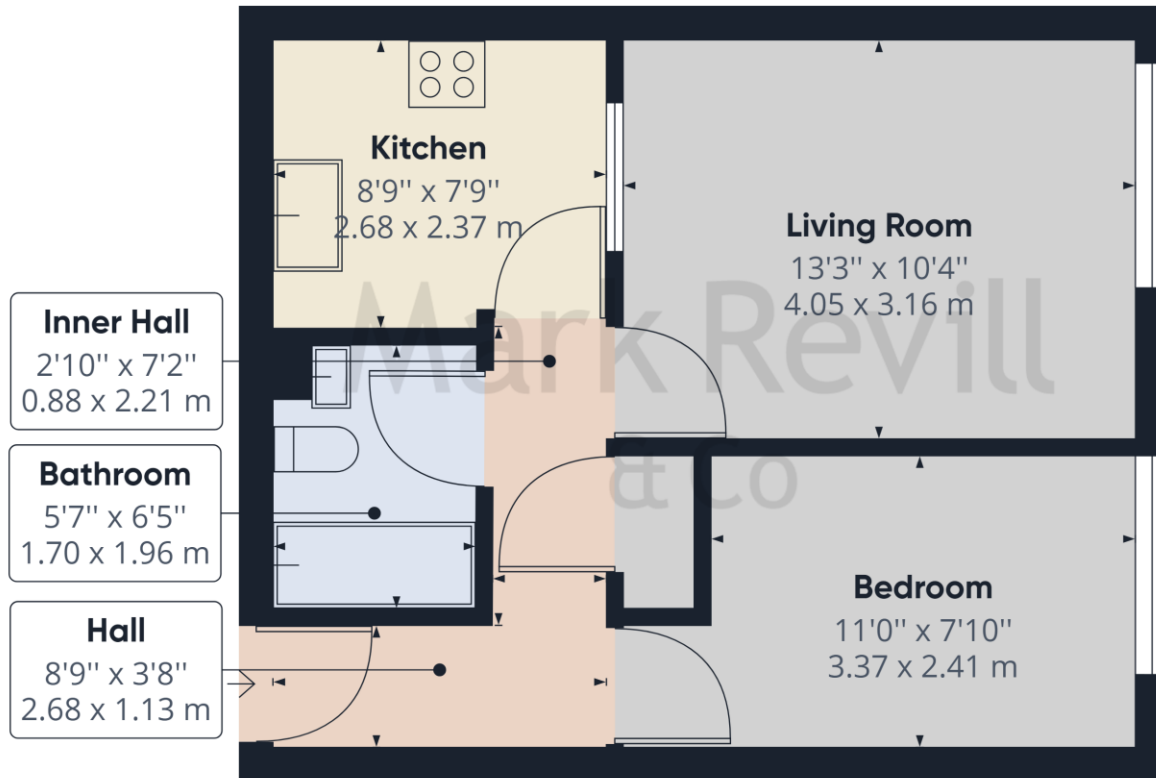
**Insurance** £380 per annum.

**Lease** 150 years from 1987.

**Managing Agents** Graves Son & Pilcher, Old Steine, Brighton BN1 1HU. Telephone 01273 321123



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
400.37 ft<sup>2</sup>  
37.20 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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