



**Flat 6 Butlers Green House**  
Butlers Green Road, Haywards Heath, RH16 4BH

 Mark Reville & Co



## Flat 6 Butlers Green House

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Guide Price £200,000 Leasehold

A delightfully bright and spacious one bedroom ground floor flat that forms part of a substantial Grade II listed mansion, built in 1680 and set in beautiful well-tended grounds. The generous living area boasts high ceilings, two large windows and a stunning inglenook fireplace. There is a functional fitted kitchen, double bedroom, bathroom with separate W/C and a hallway with further storage area. The flat offers generously proportioned accommodation with no onward chain and outside there is a communal clothes drying area and a car parking space to the front. Other benefits include gas fired central heating, secondary double glazed windows and a new lease of 140 years. The property is currently tenanted, achieving a monthly rental of £925pcm.

Butlers Green House is situated on the western edge of Haywards Heath being within walking distance of Haywards Heath mainline railway station (Victoria/London Bridge 42-45 minutes), also Sainsbury's and Waitrose superstores and the Dolphin Leisure/Sports complex. The town centre offers comprehensive shopping facilities and an array of restaurants in the nearby Broadway. To the west of Haywards Heath lies the A23/M23 giving direct road access to Gatwick International Airport and the cosmopolitan city of Brighton and the south coast. Haywards Heath is also within striking distance of the South Downs National Park and Ashdown Forest which offers an abundance of countryside pursuits.

Ground Rent: £52 per annum.

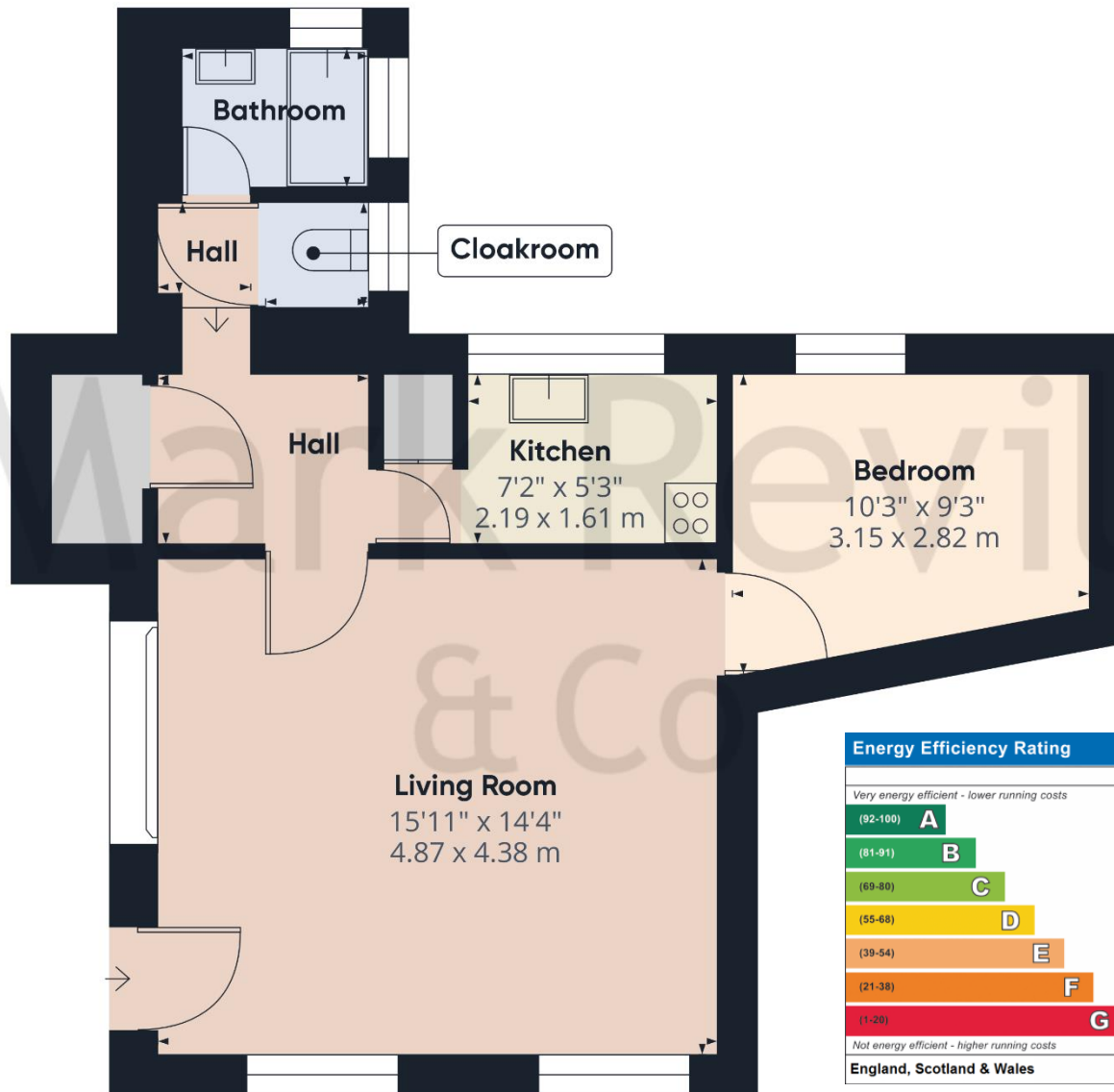
Service Charge: To be advised.

Lease: 140 years.

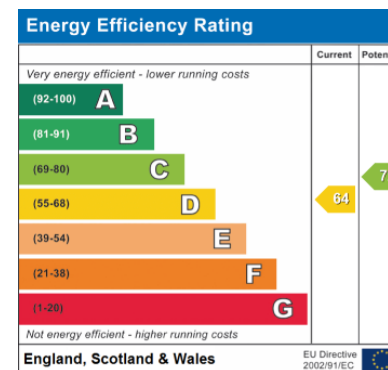








Approximate total area<sup>(1)</sup>  
458.54 ft<sup>2</sup>  
42.6 m<sup>2</sup>



(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.

Calculations are based on RICS IPMS 3C standard.

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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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