



14 Stamford House
Great Heathmead, Haywards Heath. RH16 1FH

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£215,000

This splendid first floor apartment forms part of Great Heathmead, an exclusive gated development set in its own well kept grounds. The bright, spacious and well designed accommodation has the benefit of double glazing, slimline electric heating and comprises a fine living room enjoying a favoured westerly aspect and outlook over the development, a well fitted kitchen complete with oven, hob, washing machine and fridge/freezer, double bedroom with built-wardrobe and a bathroom with white suite. There is an allocated car parking space close by and the block has a door entry intercom. Residents of Great Heathmead enjoy the use of the communal gardens with barbecue area, a fitness room and a car wash facility. The flat would be ideal for a first time buyer, those wishing to downsize or a buy to let investor offering a potential rental income of £1,000 per calendar month (providing a gross yield of approximately 5%).

Great Heathmead is located just a short walk from Haywards Heath mainline railway station providing a fast and frequent service to central London (London Bridge/Victoria 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsbury's superstores are in



the immediate vicinity, whilst the town centre is close at hand with its wide range of shops including The Broadway with its array of restaurants and bars. 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 15.5 miles to the south.

FIRST FLOOR FLAT

L Shaped Hall Ample coat hanging space. Trip switches. Heatstore slimline electric radiator.

Living Room 13'3" x 12'9" (4.04m x 3.89m) Enjoying a favoured westerly aspect and an outlook over the communal gardens. TV & FM aerial points. Heatstore slimline electric radiator. Double glazed window.

Kitchen 8'9" x 8'4" (2.67m x 2.54m) Well fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, cupboards, drawers and washing machine under. built-in Bosch electric oven, fitted 4 ring electric hob with concealed filter hood over. Range of wall cupboards. Bosch tall fridge/freezer. High level shelf. Extractor fan. Part tiled walls. Vinyl flooring.

Bedroom 11'3" x 9'8" (3.43m x 2.95m) With outlook over the development. Built-in double wardrobe with hanging rail and shelving, floor to ceiling mirror doors. Telephone point. Heatstore slimline electric radiator. Double glazed window.

Bathroom White suite comprising bath with independent shower over, glazed bi-fold screen, wall mounted basin, wc with concealed cistern. Long shelf. Wall cupboard with mirror door. Large built-in airing cupboard housing cold water tank and pre-insulated hot water cylinder, slatted shelving. Extractor fan. Shaver point. Fully tiled walls. Vinyl flooring.

OUTSIDE

Allocated Car Parking Space

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

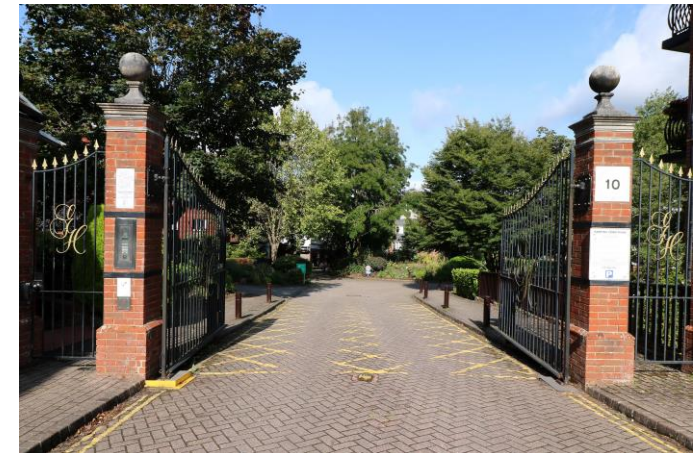
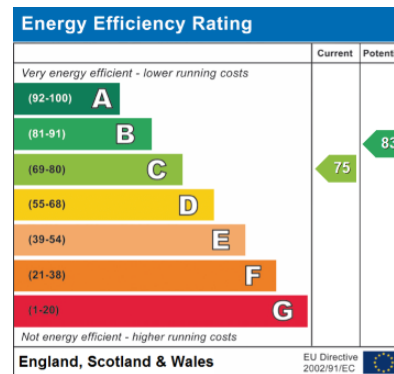
OUTGOINGS

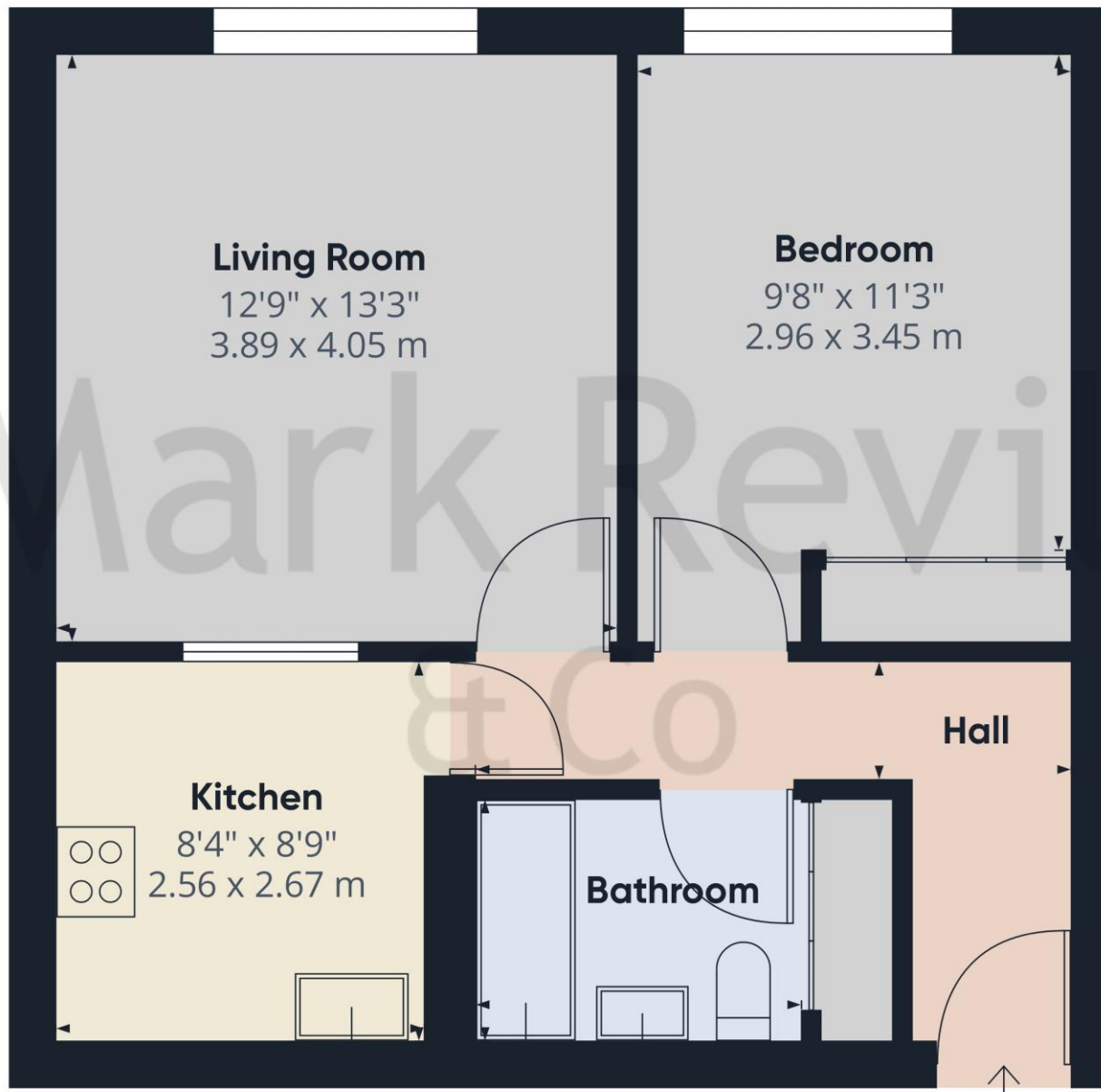
Ground Rent £200 per annum.

Service Charge £1562 includes building insurance.

Lease 150 from September 1987.

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





Approximate total area⁽¹⁾

483.51 ft²
44.92 m²

(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.

GIRAFFE 360

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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