



Flat 9, Anscome House
Great Heathmead, Haywards Heath, RH16 1FB

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Guide Price £280,000 Leasehold

Situated within a highly regarded gated development, this spacious two bedroom entrance level apartment offers well balanced accommodation and is available with no onward chain-making it an excellent opportunity for both first time purchasers and buy-to-let investors. The property features a bright and airy dual aspect living room, enhanced by patio doors that lead directly onto a west facing balcony, providing a pleasant outdoor space. The separate fitted kitchen is presented with a range of classic white units, offering ample storage and work space. There are two generously sized double bedrooms, with the main bedroom benefitting from two sets of built-in double wardrobes. The bathroom is complemented by a useful storage cupboard, and the welcoming entrance hall provides additional built-in storage. Further advantages include a garage located within a nearby block, equipped with an electric up-and-over door. This well appointed apartment combines comfort, security, and convenience within an attractive development.

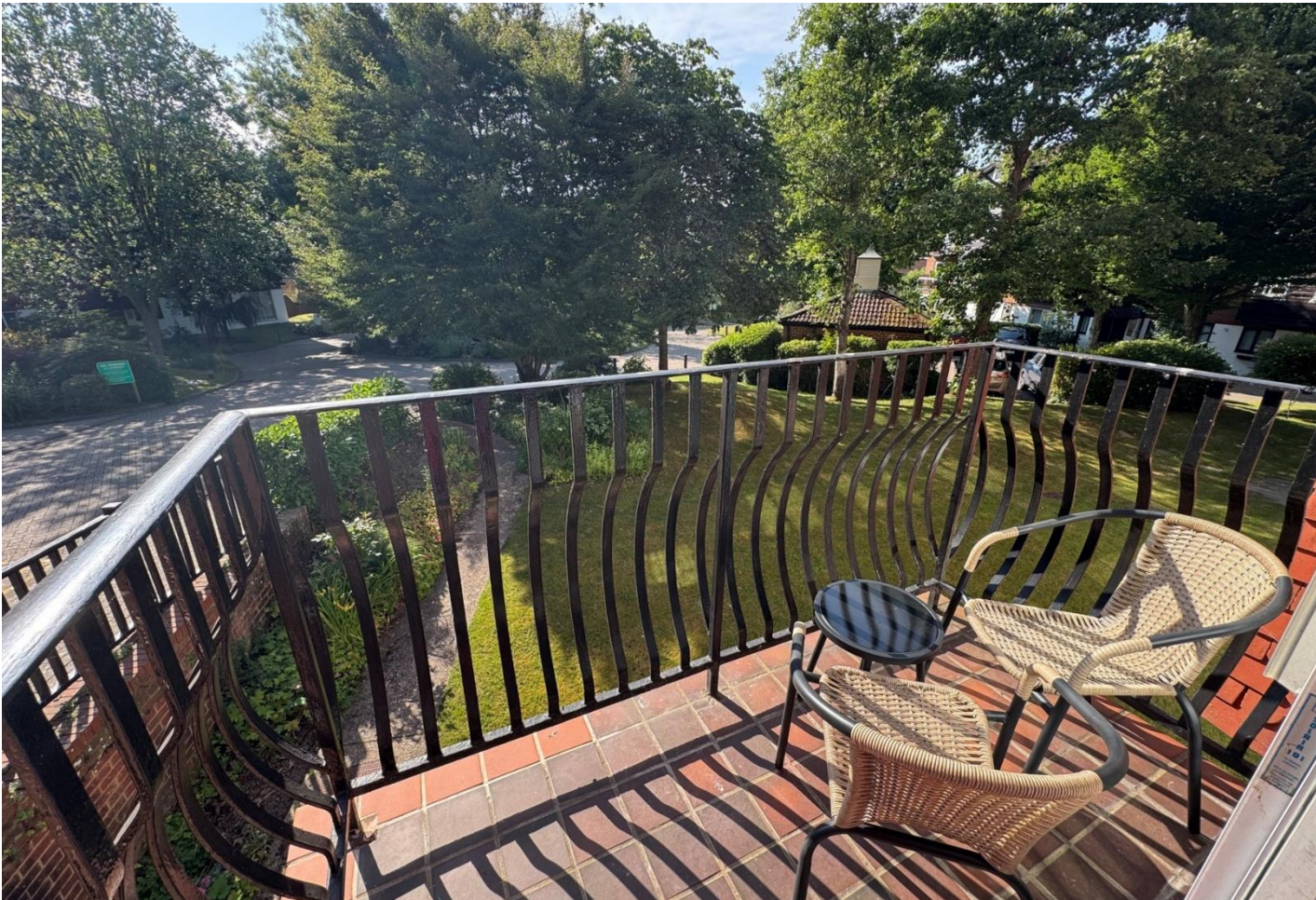
Great Heathmead occupies an excellent central location just a short walk from Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Sainsburys and Waitrose superstores and the Dolphin Leisure complex are in the immediate vicinity whilst the town centre is close at hand offering a wide range of shops and an array of restaurants. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. Both the South Downs National Park and Ashdown Forest are within a short drive offering a beautiful natural venue for countryside walking.

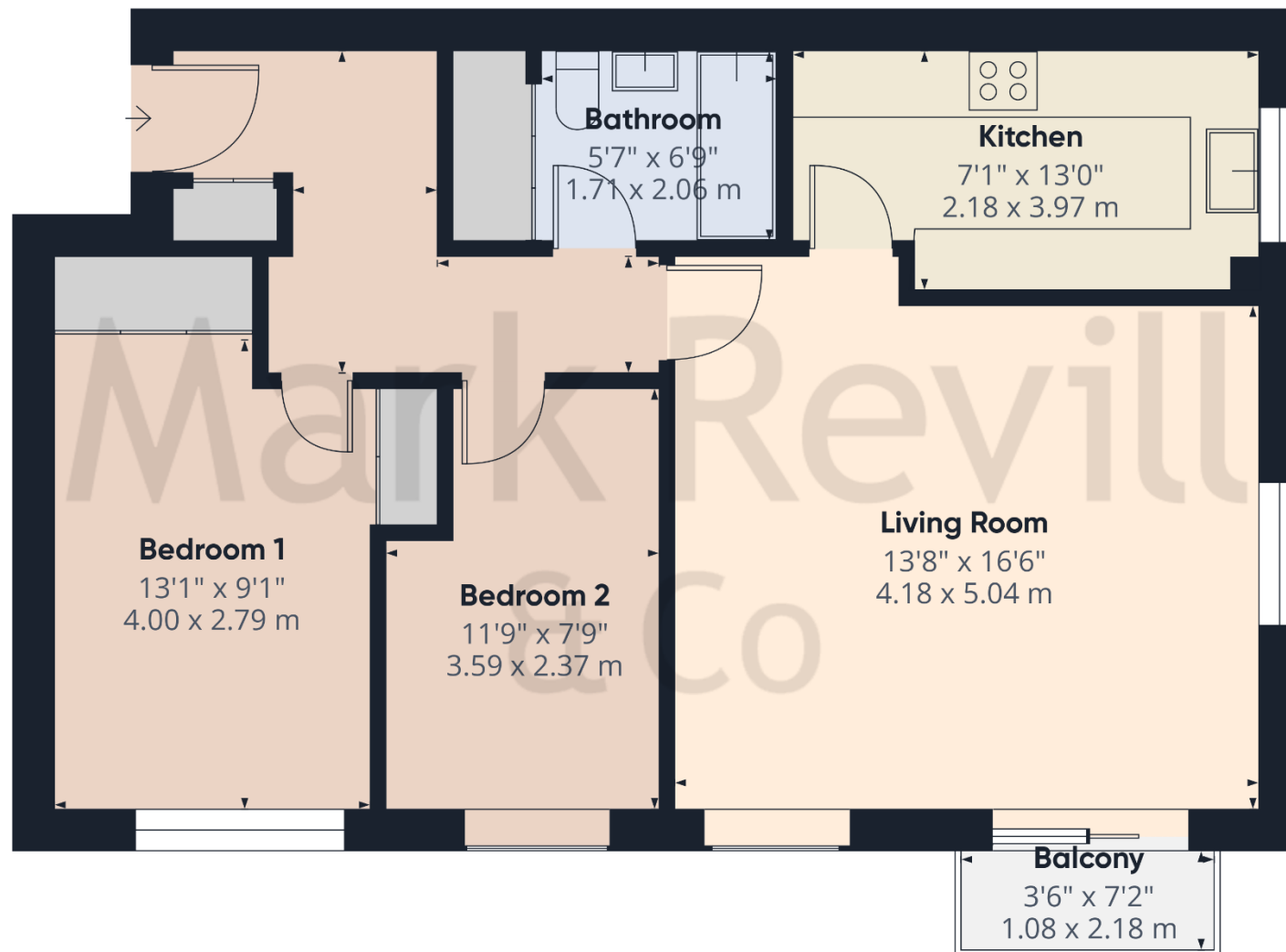
Ground Rent: To be advised

Maintenance: To be advised

Lease: Approximately 112 years remaining







Floor 1 Building 1



Approximate total area⁽¹⁾

676 ft²

62.9 m²

Balconies and terraces

25 ft²

2.3 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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