



Flat 33, Wilton House
Great Heathmead, Haywards Heath, RH16 1FG

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Guide Price £200,000 - Leasehold

A delightful one bedroom, second floor apartment enjoying an attractive outlook within a highly sought-after gated development. The property offers stylish, well presented accommodation and would make an ideal home for first time buyers, downsizers or buy-to-let investors. The accommodation comprises a fitted kitchen with a window overlooking the living room, a contemporary shower room and a spacious main bedroom with fitted wardrobes. The bright and comfortable living room benefits from a delightful east-facing Juliet balcony, providing an attractive outdoor aspect. Further features include double glazed windows, off-peak electric heating with storage heaters and an allocated parking space. The secure block benefits from a door entry intercom system, while the beautifully maintained communal grounds provide residents with a range of additional facilities, including a fitness room, barbecue area and car wash facility. An excellent opportunity to acquire a well-appointed apartment within a desirable and well-maintained development. Internal inspection is highly recommended.

Great Heathmead is located just a short walk from Haywards Heath mainline railway 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 in the immediate vicinity whilst the town centre is close at hand offering a wide range of shops, as is 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 15.5 miles to the south.

Ground Rent: £200 per annum (to be verified)

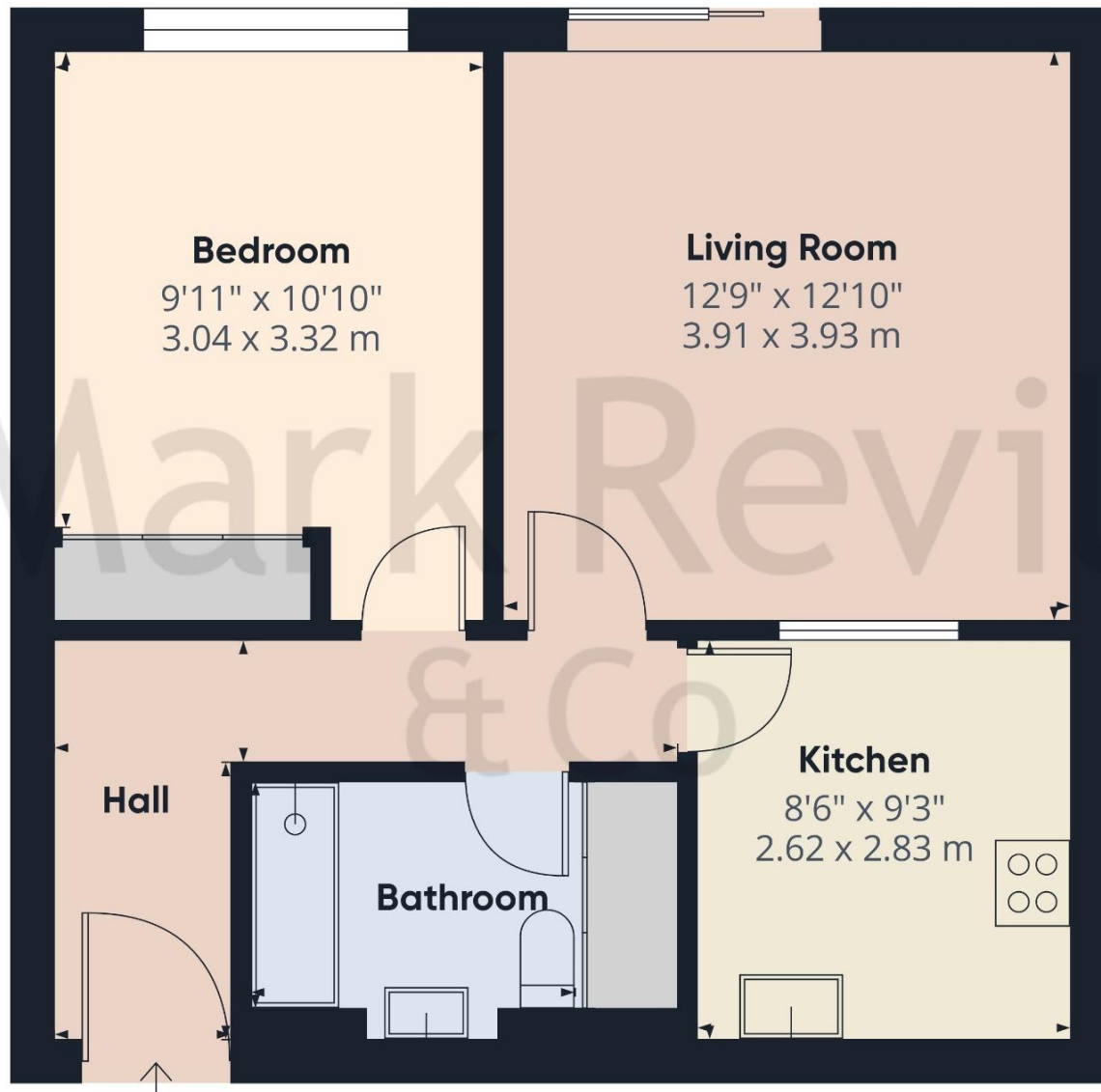
Service Charge: £1,718 per annum (to be verified)

Buildings Insurance: £258.67 per annum (to be verified)

Lease: 150 years from 1987 (to be verified)







Approximate total area⁽¹⁾
497 ft²
46.1 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714



Mark Revill & Co