



Anscome House, Great Heathmead, Haywards Heath

Spacious two bedroom ground floor apartment situated in gated development only a short walk from Haywards Heath mainline station



- ▶ **Underground Allocated Parking**
- ▶ **Communal Gardens**
- ▶ **West Facing Terrace**
- ▶ **Walking Distance to Town Centre**
- ▶ **Gas Central Heating**
- ▶ **Garage**
- ▶ **Gated Development**
- ▶ **Walking Distance to Mainline Station**
- ▶ **Double Glazing Throughout**

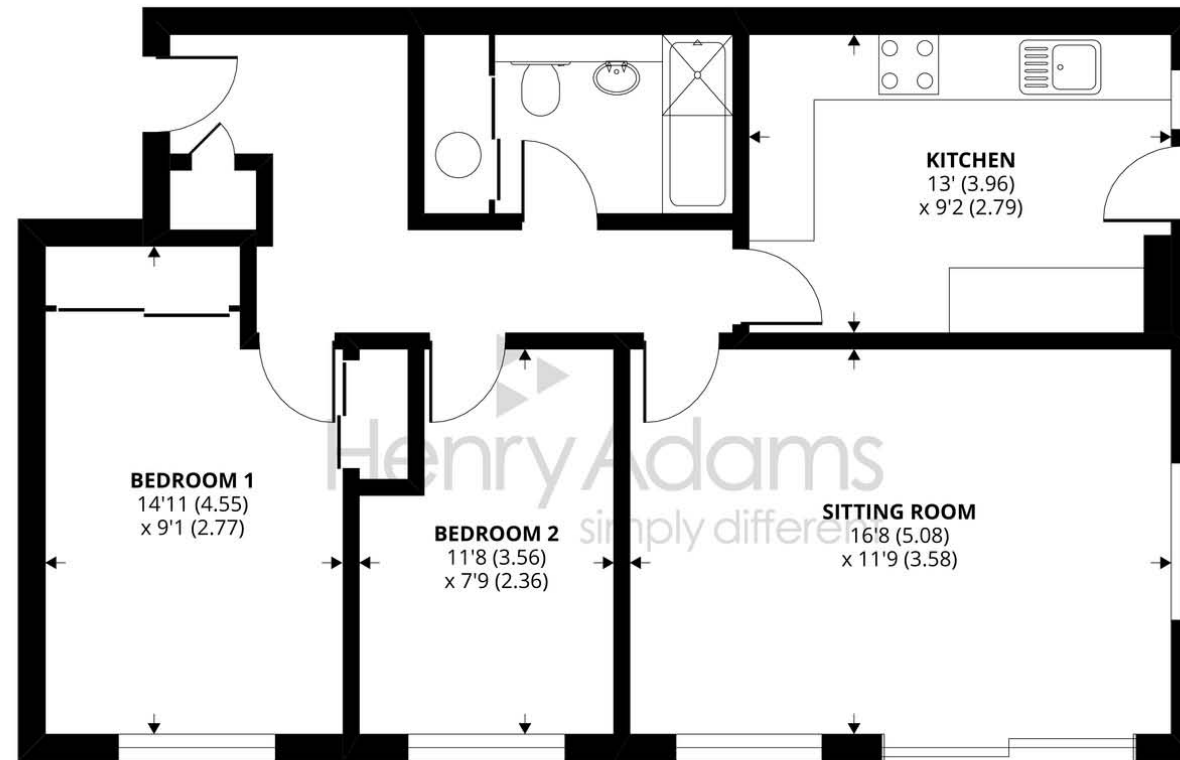
Entered via communal hallway with phone entry system, or private access via the kitchen from the gardens, this very well presented apartment comprises, entrance hall with storage cupboard and doors leading to dual aspect living room/dining room measuring approximately 16'8" x 11'9", with patio doors leading to private terrace and gardens. The Kitchen is presented to a high standard with side access to the gardens and comprises solid oak fittings, granite work tops, butler sink. Integrated Bosch appliances including oven, microwave/grill, gas hob, warming tray, fridge, freezer and dishwasher. Master bedroom comprises two fitted wardrobes and overlooks the gardens, second bedroom measuring approximately 11'8" x 7'9" and modern bathroom with under floor heating, shower over bath with shower screen and large cupboard with airing cupboard.

Other attributes include gas central heating, double glazing and neutrally decorated throughout.

The apartment features private West facing terrace area opening to the communal lawn. The current owners have made the most this space with range of pots, window boxes with range of flowers and shrubs. There is allocated underground parking and private garage with electricity supply and remoted up and over garage door.

Access via gated entry, Great Heathmead provides communal gardens with attractive central water feature gardens with range of flowers, shrubs and mature trees. The development also provide car wash facilities and communal gym.





GROUND FLOOR

Great Heathmead, Haywards Heath, RH16

Approximate Area = 720 sq ft / 66.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Henry Adams. REF: 643713

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property is situated in the sought after development Great Heathmead and ideally situated within a short walk of Haywards Heath mainline train station and town centre. Nearby facilities include the Dolphin Leisure Centre, Sainsbury's Superstore and Waitrose are also within walking distance. Haywards Heath town centre provides extensive shopping facilities including Orchards Shopping Centre and cafes, as well as a variety of bars & restaurants situated on The Broadway.

Haywards Heath mainline station offers regular services to London (approximately 47minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (20 minutes). By car, surrounding areas can be accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.

Lease Information

Lease: 117 years remaining

Service Charge: £1,509 per annum, includes building insurance

Ground Rent: £200 per annum

