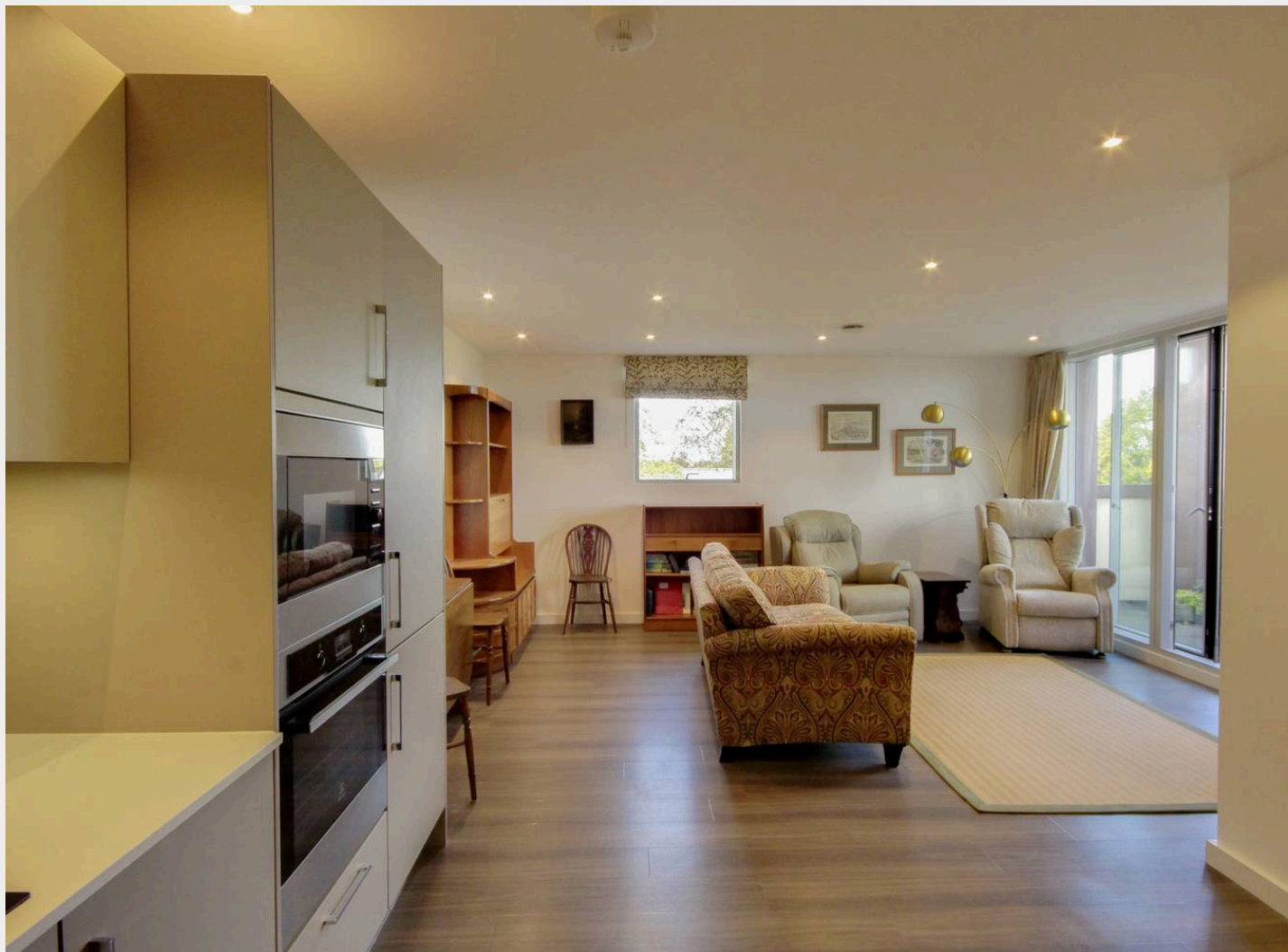




21 Beacon Heights, 4 Church Road, Haywards Heath RH16 3UU

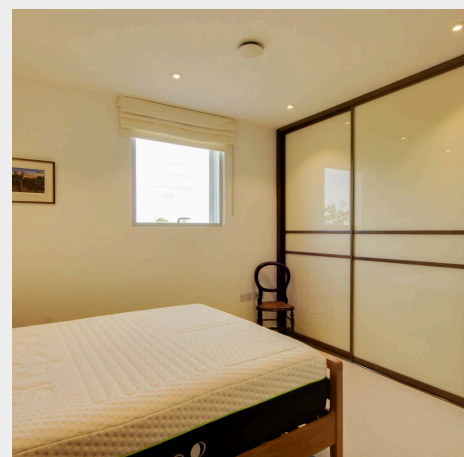
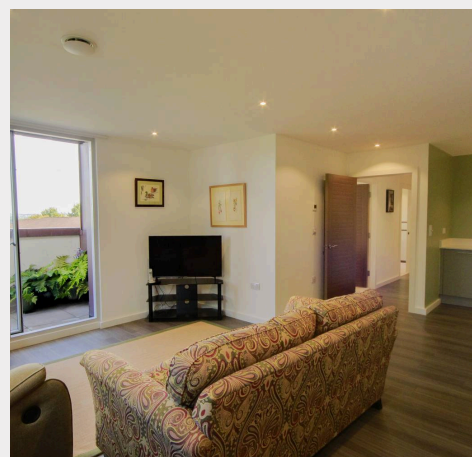
Guide Price £325,000 – £335,000

**MANSELL
McTAGGART**
Trusted since 1947



An impressive 2 bedroom, 2 bathroom top floor double aspect apartment offering ultra modern and super eco-accommodation of approximately 800 ft.² in this design award winning town centre block enjoying distant views and close to the main shopping areas, the Broadway and railway station.

- Top floor apartment in ultra modern complex
- Town centre location close to all facilities
- Entry system, stairs and lift service to all floors
- West & north facing aspects with distant views
- Stunning kitchen with stone tops & appliances
- Living room with balcony & distant views
- 2 very big bedrooms – 2 bath/shower rooms
- Super Eco-electric under floor heating system
- Parking permits available nearby (no allocated parking with this property)
- Vacant possession with no onward chain
- EPC rating: C – Council Tax Band: D
- Tenure: Leasehold – 150 years from 01.01 2017
- Ground rent: £350 per year – reviewed every 10 years in line with the RPI
- Service charge: £603.77 paid twice yearly
- Building Insurance: for the current year £570.61
- Managing Agents: Remus T: 01273 503922

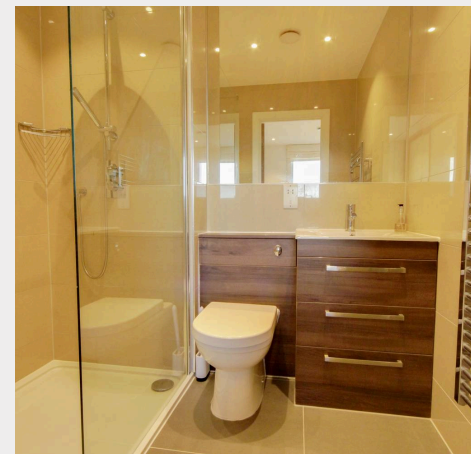
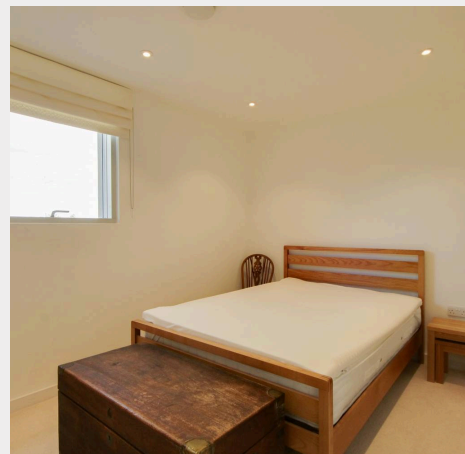


Beacon Heights is located at the highest point in Haywards Heath on the corner of Church Road and St Wilfrid's Way in the heart of the town centre and within 100 yards of the Orchards shopping centre and Marks & Spencer.

The town's other shopping areas including South Road and the trendy Broadway with its numerous restaurants, cafes and bars are both within 200 yards.

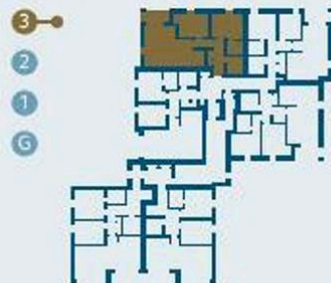
The town has several large open spaces and the properties are very close to Victoria Park and the stunning woodland of Clair Park which is also the home of Haywards Heath cricket club. There is also a 6th form college, a leisure centre and numerous sports and leisure groups.

The railway station, which provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins) is within a very pleasant 10 minute walk via Clair Park and access by road to the major surrounding areas can be swiftly gained via the A272 and A/M23.



PLOT 21: 2 BEDROOM APARTMENT – 74.4m² (801ft²) inc. balcony

THIRD FLOOR PLAN:



DIMENSIONS:

Kitchen/Living/Dining area
4.9m x 7.1m

Bedroom 1
3.8m x 3.1m

Bedroom 2
4.3m x 2.9m



Mansell McTaggart Haywards Heath
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