# 17 Wilton House, Great Heathmead, Haywards Heath, RH16 1FG

Guide Price **£170,000 - £180,000 - Leasehold with Share of Freehold**

MANSELL McTAGGART
Trusted since 1947

A first floor 1 bedroom apartment in this highly desirable and well managed gated complex where the residents collectively own the freehold, within 200 yards of the railway station, leisure centre, Sainsbury's and Waitrose.

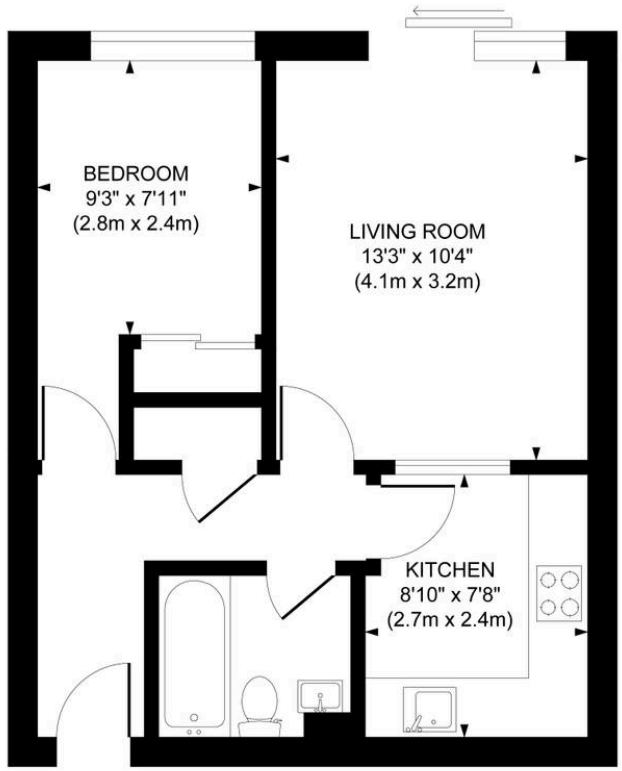
- First floor (entry level ) 1 bedroom apartment
- Highly desirable complex with gated entrance
- 200 yards from the railway station - 10 minute walk to main town centre shops
- Close to parks and leisure centre
- Modern kitchen and bathroom fittings
- Lounge - bedroom with wardrobes
- Allocated parking space (W17)
- Ideal first purchase or UK bolt hole
- For sale with no onward chain
- EPC rating: B - Council Tax Band:
- Tenure: 1/150th share of freehold and remainder of a 150 year lease from 08.05.1987
- Ground rent: £200 per year – reviewed every 25 years – next review 2037
- Service charge: current half year charge £782.42
- Buildings Insurance: for the current year commencing 29.09.2025 = £235.57
- Managing agents: Parsons Son & Basley t: 01273 326171 e: hello@psandb.co.uk

Wilton House is located in the back south/west corner of the desirable Great Heathmead development which in turn is located off Milton Road about 200 yards west of the railway station (Boltro Road entrance).

The property is ideally placed very close to leisure centre, Sainsbury's, Waitrose and a selection of food outlets in Commercial Square. The Broadway is within a 10 minute walk where there is an extensive range of restaurants, cafes and bars. The main town centre shops are a little further on where there is an extensive range of shops and stores. There are numerous parks and open spaces within a short walk.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 5 miles to the west at Bolney or Warninglid.

**Approximate Gross Internal Area**
399 sq. ft / 37.08 sq. m




GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.


# Mansell McTaggart Haywards Heath

**Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP**

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.