



4 Milton House
Milton Road, Haywards Heath, RH16 1AG

 Mark Reville & Co

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Guide Price £295,000 Leasehold

A superb two bedroom ground floor apartment with its own private patio garden, forming part of this striking contemporary development, constructed to an exceptional specification in 2016. Milton House offers elegant, energy efficient living with high quality finishes throughout, combining stylish design with everyday practicality. The apartment boasts an impressive range of features including powder coated double glazed windows, individually controlled energy efficient electric panel radiators, a fresh air circulation system, engineered oak flooring, TV, broadband and satellite connections, LED downlighting, and a video entry phone system. The beautifully appointed Leicht German designer kitchen is fitted with premium Siemens integrated appliances and Silestone work surfaces, while the luxurious bathroom features porcelain wall tiling, Karndean flooring, an electrically heated towel rail and a large illuminated demisting mirror. Residents are welcomed by an impressive communal entrance with a spacious reception hall, contemporary artwork and stylish tiled flooring, reflecting the quality found throughout the development. The property also represents an attractive investment opportunity, with an estimated rental income of approximately £1,300 per calendar month, providing a gross yield of around 3.5% per annum.

Milton House enjoys a prime central location, just a short walk from Haywards Heath mainline railway station, offering fast and frequent services to London (Victoria/London Bridge approximately 42-45 minutes). The Dolphin Leisure Centre, together with both Sainsbury's and Waitrose superstores, are all within easy walking distance, while the town Centre provides an excellent selection of independent and national retailers. Nearby, The Broadway offers a vibrant choice of cafés, restaurants and bars, making it one of the town's most popular social destinations. The A23 is approximately 5 miles to the west, providing swift access to the M23, M25 and the wider motorway network. Gatwick Airport is around 13 miles to the north, while the cosmopolitan city of Brighton, with its renowned seafront, shopping and cultural attractions, is approximately 16 miles to the south. For lovers of the outdoors, both the South Downs National Park and Ashdown Forest are within easy reach, offering miles of scenic countryside, walking trails and recreational opportunities.

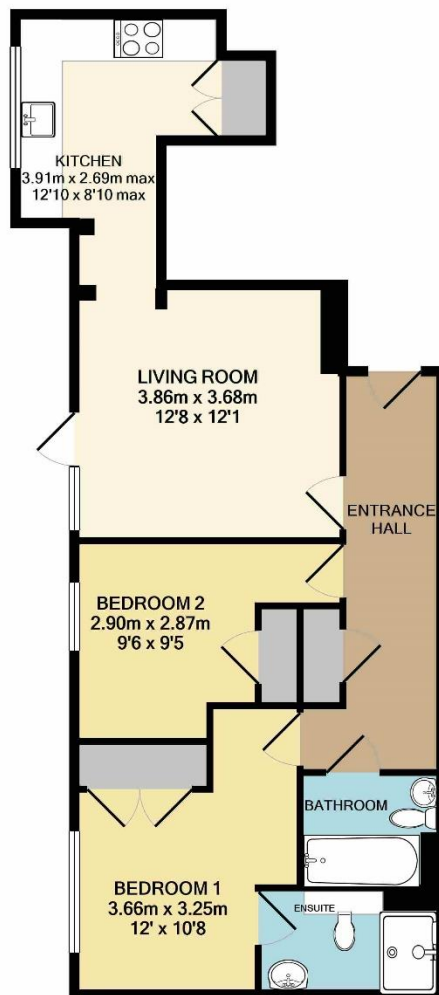
Ground Rent: £551,.47 per annum.

Service Charge: £2,044 per annum.

Lease: 115 years remaining.

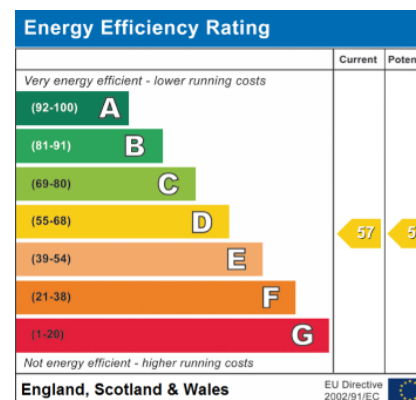






TOTAL APPROX. FLOOR AREA 66.0 SQ.M. (710 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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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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