



Flat 4, The Ansty Cross
Cuckfield Road, Ansty, RH17 5AG

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Offers in Excess of £200,000 Leasehold

An excellent first floor apartment forming part of The Ansty Cross a select 2016 development by the highly regarded SDP Developments, built on the site of the former Ansty Cross public house. The apartment offers an impressive specification throughout, with the standout feature being the bright, dual aspect open plan living/dining/kitchen, providing ample space for both seating and dining. The kitchen is finished to a high standard with Corian worktops, integrated Bosch appliances and stylish anthracite units. The bedroom is a generous double, while the bathroom is beautifully fitted with contemporary tiling and an overhead power shower. Additional benefits include excellent energy efficiency with a heat recovery system, quality double glazing, neutral décor providing a blank canvas, newly fitted carpets throughout secure entry phone system and the remainder of the 10 year Premier Guarantee. Externally, the apartment includes an allocated parking space plus visitor parking, and is offered with no onward chain

The Ansty Cross development sits on Cuckfield Road in the semi-rural village of Ansty, surrounded by picturesque Sussex countryside yet offering superb access to Haywards Heath, Cuckfield, Burgess Hill and the A23/M23. Haywards Heath lies just 3 miles away, providing fast and regular rail services to London (approx. 47 mins), Brighton (20 mins) and Gatwick Airport (20 mins). Burgess Hill is just under 4 miles south, offering further shops, schools and leisure facilities. Haywards Heath itself boasts extensive amenities including Waitrose and Sainsbury's superstores, a sixth form college, a wide range of shops, cafés and restaurants. Within Ansty there is a petrol station with convenience store and a recently built community centre on Deaks Lane, home to Ansty Cricket Club. Neighbouring Cuckfield, a charming and historic village just a 20-25 minute walk away, offers several excellent pubs, the renowned Ockenden Manor Hotel & Spa, a characterful High Street and highly regarded schools.

Ground Rent: £250 per annum
Service Charge: £1,073 per annum
Lease: 125 years from 1st January 2016







Approximate total area⁽¹⁾

543 ft²

50.4 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(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 actual boundaries of the property.

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