



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

Guide Price £325,000 – £350,000

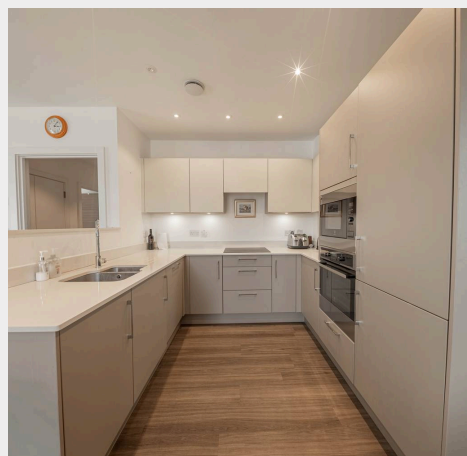


**MANSELL
McTAGGART**
Trusted since 1947



A 2 double bedroom, 2 bathroom 2nd floor south facing apartment with lift service, a balcony and an allocated parking space in this design award-winning town centre complex virtually next door to the Orchard's Shopping Centre. The property is presented for sale in immaculate order throughout and benefits from distant views to the South Downs and having a staircase and lift service to the upper floors.

- Luxurious 2nd floor town centre apartment
- Lift service and staircase to upper floors
- Allocated parking space (14) in compound
- Fabulous open-plan living area with south facing balcony
- Beautiful kitchen with stone worktops and appliances
- Master bedroom with wardrobes and en-suite shower
- Immaculate neutral decor throughout
- For sale with immediate vacant possession
- EPC rating: C - Council Tax Band: D
- Tenure: Leasehold - 150 years from 31.12.2016
- Ground rent: £350 per year reviewed every 10 years in line with the Retail Price Index (RPI) - next review 31.12.2026
- Service charge: £1500 per year
- Managing agents: Remus. Tel: (01273) 503922

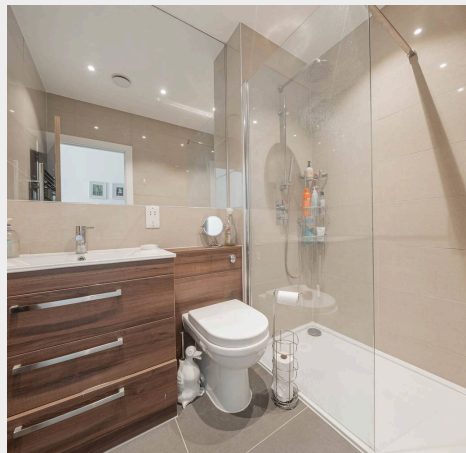


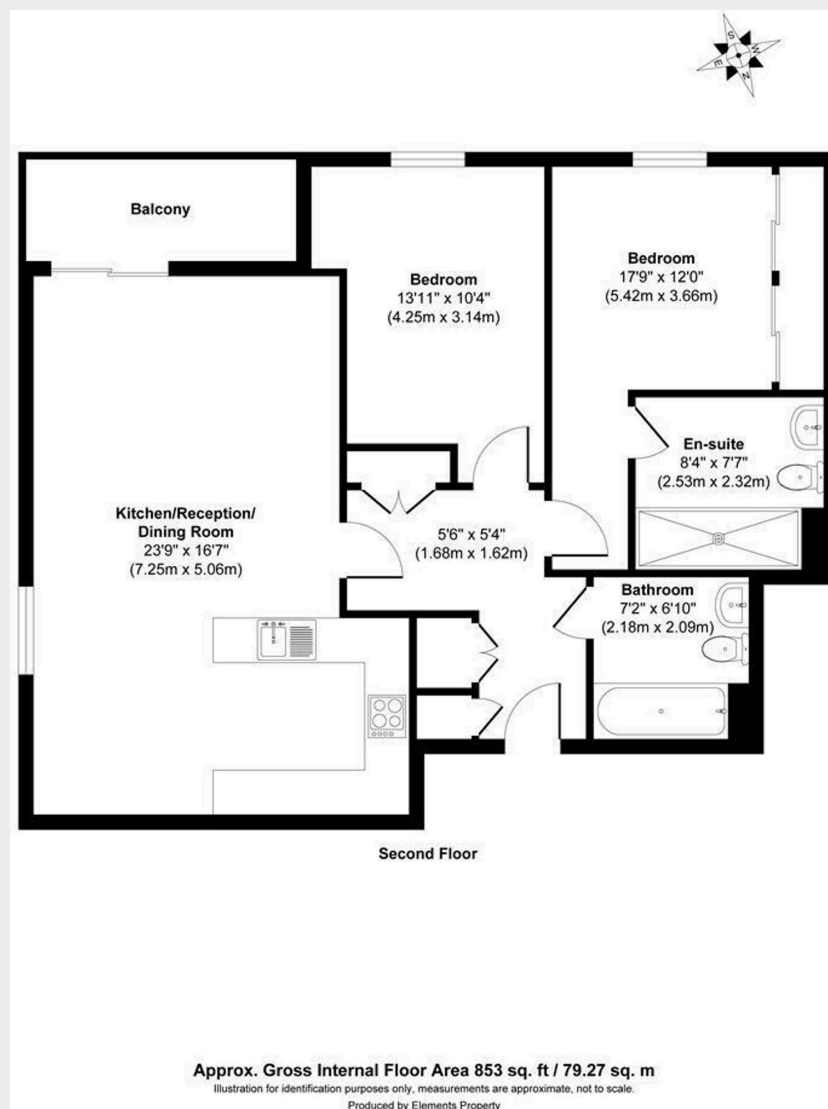
Beacon Heights is located on the corner of Church Road and St Wilfrid's Way in the heart of the town centre and within 100 yards of the Orchards shopping centre and Marks & Spencer.

The town's other shopping areas including South Road and the fashionable Broadway with its numerous restaurants, cafes and bars are both within 200 yards. There is a Sainsbury's and a Waitrose store near the station.

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 a leisure centre and numerous sports and leisure groups.

The railway station 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.





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.