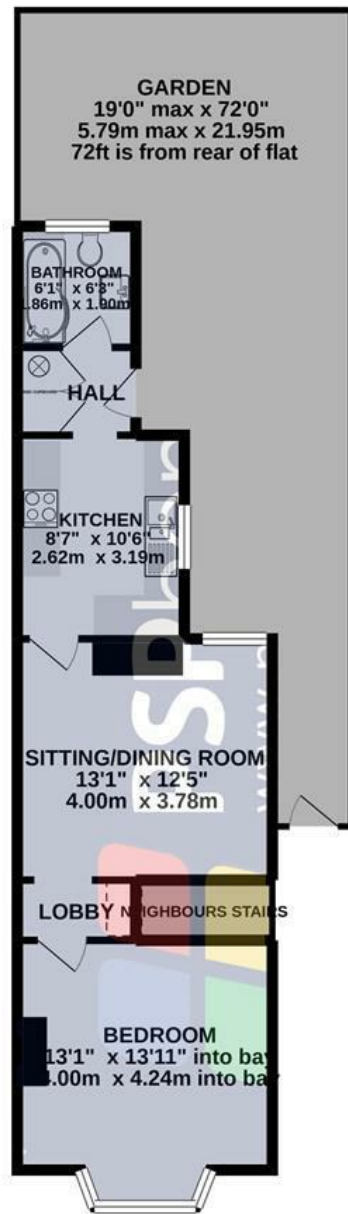
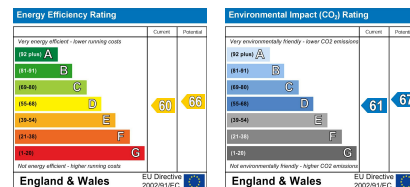


GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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39 Mill Green Road, Haywards Heath, West Sussex, RH16 1XQ

Offers Over £230,000 Leasehold - Share of Freehold

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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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What we like...

- \* 75ft rear garden providing private outside space.
- \* Prime location for Haywards Heath's mainline station, perfect for commuting.
- \* Modern kitchen and bathroom.
- \* 50% portion of the freehold meaning no costly service charges.
- \* Chain free and vacant meaning a swift move is possible.

**Guide Price £230,000 - £250,000**

#### The Apartment...

This ground floor GARDEN apartment forms part of an attractive, bay fronted Victorian semi-detached and is located in a prime location for Haywards Heath's mainline station.

The flat enjoys its own secure private entrance and private outside space in the form of a 75ft garden with large expanse of lawn and paved terrace – perfect for 'al-fresco' dining. Internally, the accommodation is well-proportioned and includes a hallway with airing cupboard, sitting/dining room with engineered wood flooring, modern fitted kitchen with appliances, lobby, double bedroom with bay window and a contemporary bathroom with overhead 'Aqualisa' shower.

Further benefits include gas central heating, double glazed windows throughout and neutral décor.

One big benefit is the 50% portion of the freehold with the remainder of a 999 year lease, meaning there are minimal maintenance charges.

To the front is driveway parking for one car.



#### The Location...

Mill Green Road is conveniently located within a short walk of Haywards Heaths mainline train station with its fast and regular services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport. By car, these areas can be easily accessed via the A272 and A23(M) with the latter lying 5.5 miles west at Warninglid. Haywards Heath town centre with its extensive range of shops, cafés, bars and restaurants is less than one mile distant. 'The Broadway' is the buzzing social centre of the town, is less than a mile distant and offers Cafe Rouge, Cote Brasserie, Pizza Express and a range of popular independent bars. Also within walking distance is Waitrose and Sainsbury's Superstores and Dolphin Leisure Centre.

#### Information

Tenure: Leasehold - 50% portion of the freehold

Lease: 999 years

Maintenance: Split 50-50 with first floor flat

Local Authority: Mid Sussex District Council

Council Tax Band: B

