



Flat 18, Canton House, Great Heathmead, Haywards Heath, West Sussex RH16 1FD

GUIDE PRICE ... £275,000 ... LEASEHOLD WITH SHARE OF FREEHOLD



**MANSELL
McTAGGART**
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A 2 bedroom 2nd floor south and west facing apartment with a garage in this desirable gated complex within 250 yards of the railway station. The property has recently had new windows, gas boiler and bathroom and is now offered for sale with immediate vacant possession.

- Sunny south and west facing apartment
- Garage with electric up and over door
- Highly desirable private gated complex
- Prime location near the railway station
- Close to Waitrose, Sainsbury's & leisure centre
- Large living room with south facing balcony
- Separate kitchen fitted with original units
- Re-fitted bathroom with separate shower cubicle
- UPVC double glazed windows
- EPC rating: C - Council Tax Band: D
- 1/150th Share of freehold
- Remainder of 150 year lease from 1987
- Service charge for period 29.09.23-24.03.2024 - £921.47
- Buildings, insurance for the year to 28.09.24 - £311.67
- Ground rent: £200 P.A. Doubling every 25 years with next review in 2037. As the residents collectively own the freehold they intend to alter the ground rent premiums prior to the next review.
- Managing agents: Graves Son & Pilcher, 51 Old Steine, Brighton, BN1 1HU T: (01273) 267229 E: LC@gsp.uk.com W: GSP.UK.COM



The property is located within the desirable Great Heathmead complex, situated off Milton Road close to Haywards Heath mainline station (300 metres of the apartment) and offers fast and regular services to London (Victoria and London Bridge 47 minutes), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Other nearby facilities include the Sainsbury's Superstore and the Waitrose store (adjoining the station), a range of shops, restaurants and public house and the Dolphin leisure centre with its excellent sporting facilities is behind the complex. The town centre is just over half a mile where there is an extensive range of shops, stores and an array of restaurants in the Broadway.

By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at either Bolney or Warninglid.

Distances: (approx in miles on foot)

Railway station 0.4 - providing fast commuter links to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). Gatwick Airport 14 Brighton Seafront 14 A23 Bolney/Warninglid 5.5/6





Total floor area 98.8 sq.m. (1,064 sq.ft.) approx

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