



## 19 Milton House, Milton Road, Haywards Heath, West Sussex RH16 1AG

Price .. £265,000 ... LEASEHOLD



**MANSSELL  
McTAGGART**  
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A sunny west facing 2 bedroom, 2 bathroom 2nd floor apartment in this recently built block ideally placed within 200 yards of the railway station, and within a short walk of the town's fashionable Broadway, shops, the leisure centre, Sainsbury's and Waitrose.

- Prime location close to the railway station
  - Stairs and large lift service to all floors
  - Ultra modern with super eco-heat recovery system
  - Kitchens by Interior Designs with stone worktops and integrated appliances
  - Beautiful bathrooms with Hans Grohe taps & Duravit fittings
  - Immaculate and neutral decoration throughout
  - Parking available in surrounding streets
  - Ideal as a lock up and go (UK bolt hole)
  - EPC rating: B - Council Tax Band: C
  - **Tenure:** leasehold - 125 years from 25.03.2016.
  - **Ground rent:** currently at £397.98 reviewed every 5 years.
  - **Service charge:** for the 6 month period 25.09.2023-24.03.2024 - £791.21
  - **Managing agents:** Hunters Estates & Property Management, Burgess Hill. T: 01444 254400
- This information is believed to be correct. However, intending purchasers should check with the managing agents before proceeding*



## Location

Milton House is situated on Milton Road which is very close to the railway station. Nearby facilities include the Dolphin Leisure Centre, the large Sainsbury's Superstore, Waitrose and several other shops and food outlets. Schools are well represented and the property falls into the catchment area for Harlands Primary School and Warden Park Secondary Academy in neighbouring Cuckfield. The 6th Form College is within 400 yards. The town centre is within a 10/15 minute walk where there is an extensive range of shops, stores, restaurants, cafes and bars. The town has several large parks and the property is within a short walk of the Blunts Wood and Paige's Meadow nature reserve which links through to Cuckfield Village.

By road access to the major surrounding areas can be swiftly gained via the Balcombe Road, the A272 and the A/M23 which lies about 5.5 miles to the West at Bolney or Warninglid.

### **Distances: (approx on foot/by car/rail)**

Railway station 0.1 London Bridge/Victoria 45 mins,  
Gatwick Airport 15 mins, Brighton 20 mins Harlands  
Primary School 0.5 Warden Park Secondary  
Academy School 1.4 The Broadway 0.6 A23 at  
Warninglid 5.25 or Bolney 5.5 Gatwick Airport 13  
Brighton Seafront 15





## Mansell McTaggart Haywards Heath

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