



# 23 Beacon Heights, 4 Church Road, Haywards Heath, RH16 3UU

Guide Price £375,000 - £385,000 Leasehold



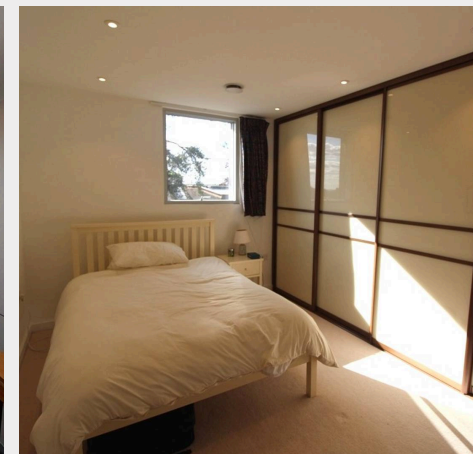
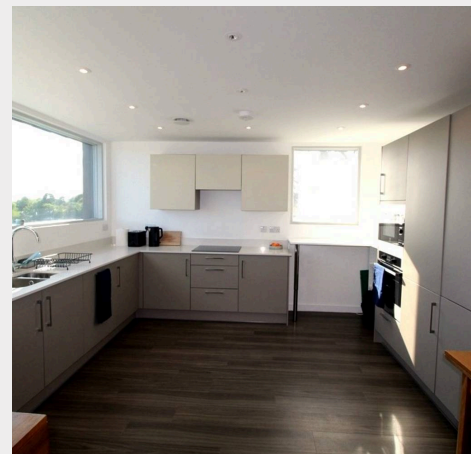
**MANSSELL  
McTAGGART**  
Trusted since 1947





A fabulous 2 bedroom, 2 bathroom penthouse apartment occupying one of the best positions on the south/west corner of this modern town centre block of just 24 properties within a stone's throw of the Orchard Shopping Centre enjoying spectacular views to the South Downs and having the rare luxury of an allocated parking space. No onward chain.

- Fabulous south/west facing penthouse apartment in the heart of the town centre
- Stunning views all the way to the South Downs
- Allocated parking space with EV point
- Large shared secure storage
- Design award-winning development
- Lift service and staircase to all floors
- Living room with balcony and views
- Fully equipped open plan kitchen/breakfast room
- 2 large bedrooms and 2 bath/shower rooms
- Super eco-electric underfloor heating system
- EPC rating: C - Council Tax Band: D
- **Tenure:** Leasehold - 125 years from 01.01.2017
- **Ground rent:** £350 per annum - reviewed on every 10th anniversary
- **Service charge:** for the 6 month period 01.01.25 - 30.06.25 £690.93
- **Buildings insurance:** For the year 2025 - £674.98
- **Managing agents:** [www.remus.uk.com](http://www.remus.uk.com)  
Fisher House, 84 Fisherton Street, Salisbury, Wiltshire, SP2 7QY T: 01722 328685



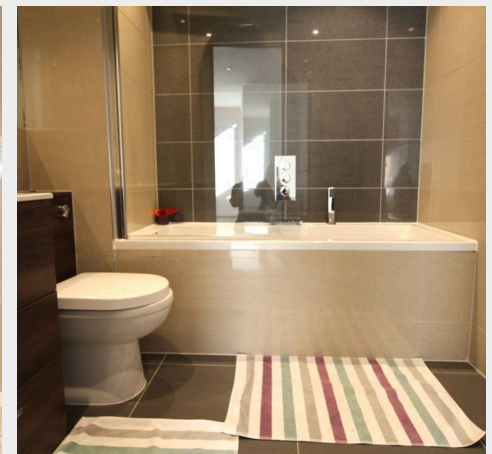
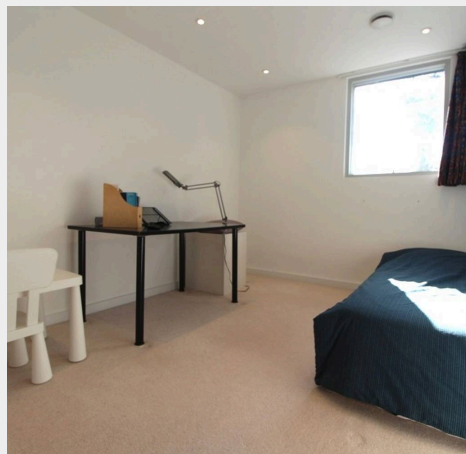


Beacon Heights is located on the corner of Church Road and St Wilfrid's Way in the heart of the town centre and within 100 yards of the Orchards shopping centre and Marks & Spencer.

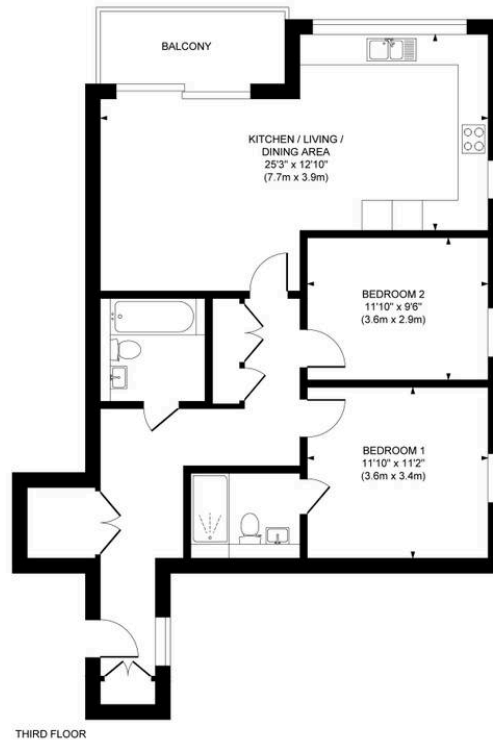
The town's other shopping areas including South Road and the trendy Broadway with its numerous restaurants, cafes and bars are both within 200 yards.

The town has several large open spaces and the property is very close to Victoria Park and the stunning woodland of Clair Park which is also the home of Haywards Heath Cricket Club. There is also a leisure centre and numerous sports and leisure groups.

The railway station, which provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins) 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.



Approximate Gross Internal Area  
868 sq. ft / 80.66 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

**Mansell McTaggart Haywards Heath**  
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