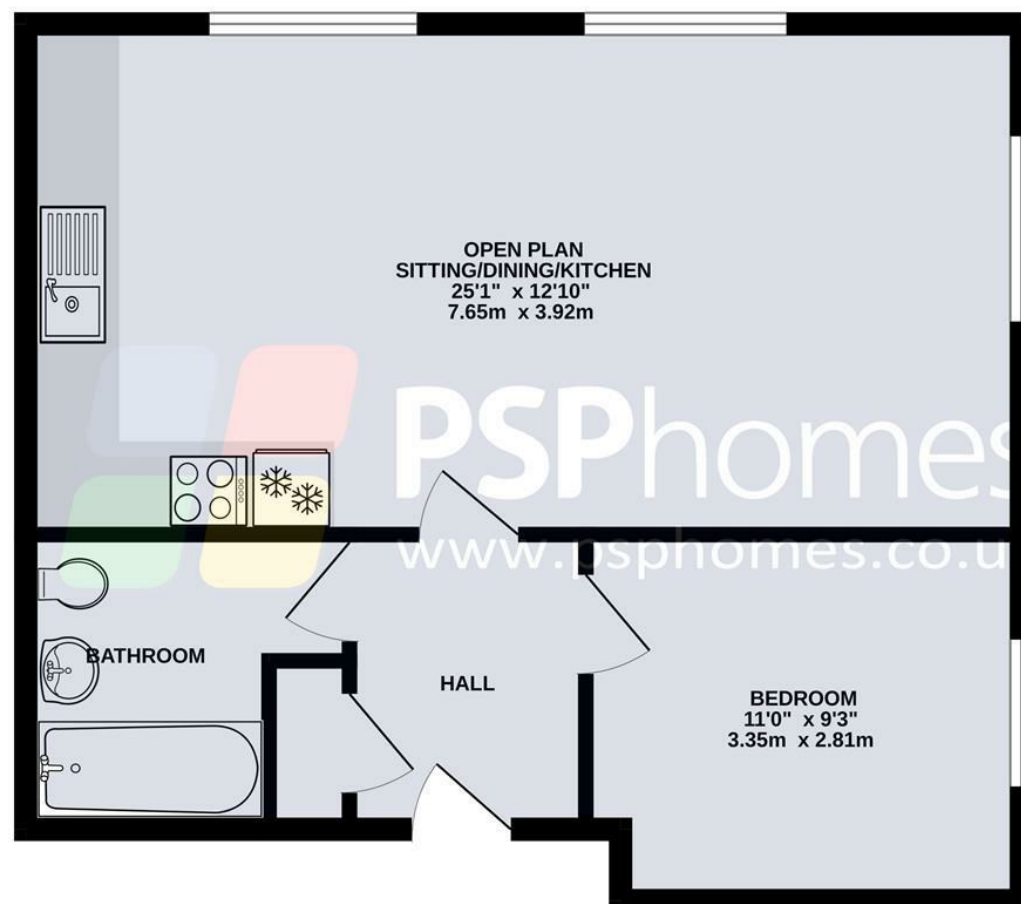
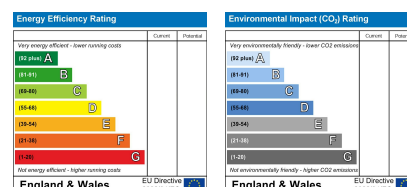


FIRST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 528 sq.ft. (49.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Flat 4, Ansty Cross, Cuckfield Road, Ansty, Sussex, RH17 5AG

Guide Price £200,000 Leasehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
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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Flat 4, Ansty Cross, Cuckfield Road, Ansty, Sussex, RH17 5AG

GUIDE PRICE: £200,000 - £210,000

What we like...

- * Quality high spec finish throughout.
- * Village location with beautiful countryside within easy walking distance.
- * Convenient location for Haywards Heath, Burgess Hill, Cuckfield and the A23(M)
- * Allocated parking space and no onward chain.

GUIDE PRICE: £200,000 - £210,000

The Apartment...

An excellent first floor apartment forming part of the 'The Ansty Cross' – a select development built in 2016 by the highly regarded 'SDP Developments', on the site of the former Ansty Cross public house. Location wise, the apartment is ideally located for Haywards Heath, Cuckfield, Burgess Hill and the A23(M) and there is beautiful countryside nearby for dog walking.

The apartment boasts an excellent specification with notable touches of quality throughout. The dual aspect 25ft x 13ft open plan living/dining/kitchen is the hub of the home and provides plenty of space for a couple of sofas and dining table. The kitchen itself is an excellent spec with Corian countertops, integrated 'Bosch' appliances and sleek, stylish anthracite units.

The bedroom is a good size double and has a fitted wardrobe, whilst the bathroom is beautifully fitted with contemporary tiling and has an overhead power shower.

Further attributes include the high degree of energy efficiency with heat recovery system, quality double glazing, neutral décor providing a blank canvas and secure entry phone system. There is also the remainder of a 10 year Premier Guarantee new homes warranty, giving a buyer total peace of mind.

The apartment comes with an allocated parking space and there is also visitor parking.

The property is sold with no onward chain.



The Location...

The Ansty Cross sits on Cuckfield Road in the village of Ansty close to beautiful Sussex countryside and with swift links to the A23/M23 motorway network as well as Haywards Heath and Burgess Hill, giving the combination of a rural lifestyle with pure convenience. Haywards Heath is the nearest major town sitting just 3 miles to the east and offering swift, regular rail services into London (47 mins), Brighton (20 mins) and Gatwick International Airport (20 mins) via its mainline station. Burgess Hill is just under 4 miles south and also offers plenty of facilities including supermarkets, schools, two stations and a leisure centre.

In Haywards Heath there are extensive shopping facilities including Waitrose and Sainsbury's Superstores, a range of excellent schools, sixth form college and shopping centre. Ansty offers a petrol station with convenience store for everyday essentials, recently built community centre on Deaks Lane, which is also home to Ansty Cricket Club. Neighbouring Cuckfield is a gorgeous village and a 20-25 min walk, offering a selection of excellent village pubs, Ockenden Spa & Hotel, historic High Street and more highly regarded schools.

The Finer Details...

Tenure: Leasehold

Lease: 125 years from 01.01.2016.

Ground Rent: £125 paid twice yearly.

Service Charge: £536.50 paid twice yearly.

Managing Agents: Estate & Property Management T: 01444 410069 E: info@epm-ltd.co.uk

Council Tax Band: B

We believe this information to be correct but cannot guarantee its accuracy. We recommend any intending purchaser has their legal representative check the information personally before proceeding to exchange of contracts.

