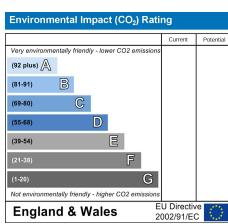
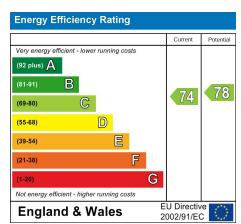
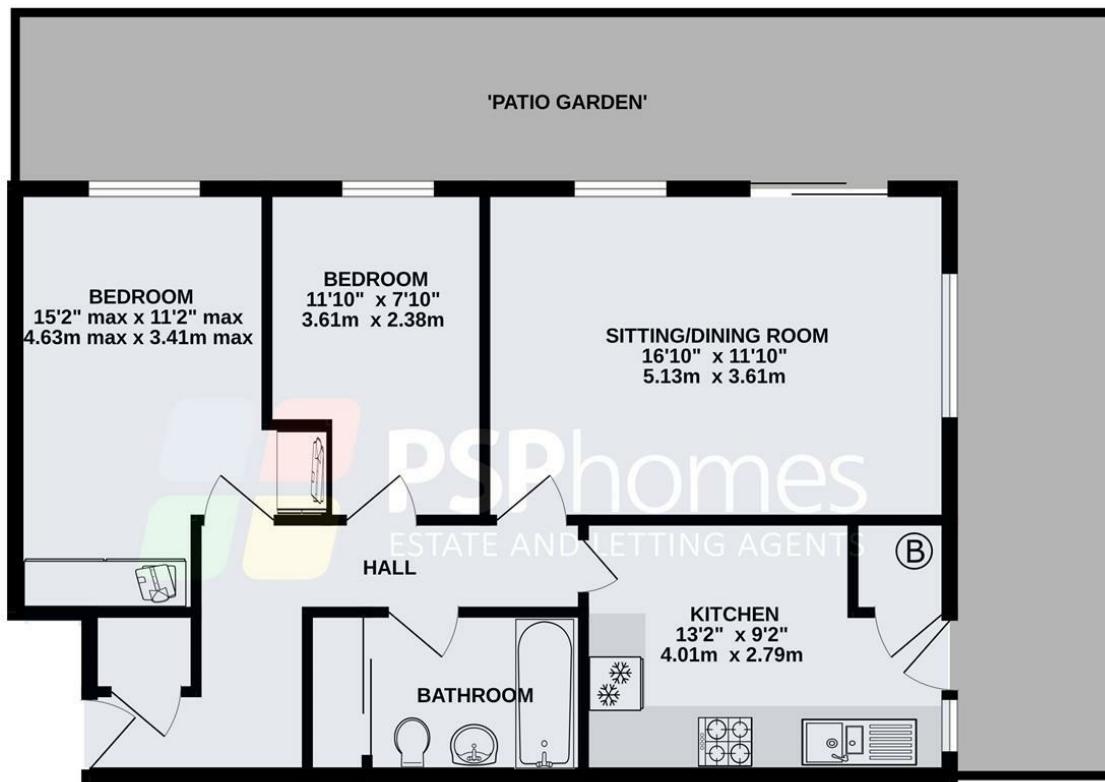


LOWER GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



**PSP**homes

Let's Get Social

 @psphomes  /psphomes [www.psphomes.co.uk](http://www.psphomes.co.uk)

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.



**2 Anscome House, Great Heathmead, Haywards Heath, W. Sussex, RH16 1FB**

**Guide Price £290,000 Leasehold**

**PSP**homes

 @psphomes  
 /psphomes  
[www.psphomes.co.uk](http://www.psphomes.co.uk)

## 2 Anscombe House, Great Heathmead, Haywards Heath, W. Sussex, RH16 1FB

Guide Price: £290,000 - £300,000

What we like...

- \* Direct access to outside space
- \* Prime location for Haywards Heath's mainline station, great for commuters.
- \* Numerous upgrades including double glazing, gas central heating and Karndean floors.
- \* Two allocated parking spaces
- \* Modern kitchen with range of integrated appliances.

**Guide Price: £290,000 - £300,000**

### The Apartment...

This fabulous lower ground floor apartment forms part of the ever desirable Great Heathmead – a secure gated development of apartments & mews houses in a prime location for Haywards Heath's mainline station.

A huge advantage of this apartment is the direct access to patio garden space, which wraps around two sides of the flat and provides space for a bistro table & chairs.

Internally, the apartment is in excellent condition with uPVC double glazed windows throughout, gas fired central heating and 'Karndean' flooring.

The heart of the home is the 17ft living room, which has plenty of space for sitting and dining areas. There is a pleasant dual aspect and sliding doors open on to the main patio space.

The kitchen is modern and enjoys a range of integrated appliances including fridge/freezer, double oven, gas hob, dishwasher and washer dryer. There is room for a table or you could create a breakfast bar, if required. A door leads out to the patio and could be used as your main front door, if preferred.

The main bedroom is a good size double with two sets of fitted wardrobes. The second bedroom is a smaller double and both are served by the bathroom with white suite and overhead shower. The bathroom's large cupboard provides excellent storage but could be removed to make room for a walk in shower, if desired.

Just off the hallway you have another cupboard for shoes & coats.

Further advantage include the two allocated parking spaces and the long lease which has 113 unexpired (correct June 2024).



The apartment is offered for sale with no onward chain and would be the perfect first time purchase, downsize or secure UK bolt hole for an international traveller who needs swift access to Gatwick Airport. The current rental value of the apartment lies in the region of £1,450 PCM.

### The Location...

Great Heathmead was built in 1987 and is widely regarded as one of the most desirable developments in Haywards Heath due to its secure gated approach, well kept communal gardens & grounds and its close proximity to the mainline station. Haywards Heath station provides fast & frequent commuter services to London (47 mins to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins).

Waitrose and Sainsburys Superstores, The Dolphin Leisure centre, town centre and The Broadway (with an array of bars & restaurants) are also within walking distance, making this a most convenient location.

By car, surrounding areas can be accessed via the A23/M23 five miles west at Bolney/Warninglid and the A272 to the east.

### The Finer Details...

Tenure: Leasehold  
Lease: 113 years unexpired  
Service Charge: £1,843 p.a.  
Ground Rent: £200 p.a.  
Managing Agents: Graves, Son & Pilcher  
Council Tax Band: D (Mid Sussex District Council)

We believe the above information to be correct but we recommend intending buyers check details personally.



Two Allocated Parking Spaces