



**26 Canton House**  
Great Heathmead, Haywards Heath, West Sussex. RH16 1FD

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West Sussex. RH16 1FD

£225,000

This excellent mews style apartment offers bright and well planned accommodation having the benefit of its own entrance, 2 balconies and 2 allocated car parking spaces. This delightful home has gas central heating and double glazing, features a fine double aspect sitting room with doors to a south facing balcony, well fitted kitchen complete with appliances, 2 bedrooms and a modern bathroom. Great Heathmead is a gated development with an entry phone system and offers the use of a communal fitness room, lovely well stocked gardens with central water feature and a barbecue area. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of approximately £850 per calendar month (providing a gross yield of 4.3%).

Great Heathmead is located just a short walk from Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex and Sainsbury's and Waitrose superstores are in the immediate vicinity, whilst the town centre is close at hand with its wide range of shops as is



The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 13 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south.

## FIRST FLOOR APARTMENT

**Own Entrance** Approached by exterior timber staircase to a long **balcony** overlooking the development. Part glazed panelled front door to:

**Hall** Built in slatted shelved airing cupboard housing pre-insulated hot water tank. Telephone point. Radiator.

**Living Room** 15'10" x 11' (4.83m x 3.35m) A fine double aspect room. Attractive fireplace with moulded timber surround, marble insert and hearth. TV and FM aerial points. Telephone point. Radiator. Ceiling downlighters. Glazed casement doors to:

**South Facing Balcony** With timber balustrade.

**Kitchen** 7'2" x 7' (2.18m x 2.13m) Well fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers, Bosch **washing machine** and Beko **fridge** under. Built in AEG brushed steel **electric oven**, **4 ring halogen hob** and concealed extractor hood over, flanked by wall cupboards. Further range of wall units. Wall mounted Worcester gas boiler. Worktop lighting. Ceiling downlighters. Part tiled walls. Vinyl flooring.

**Bedroom 1** 14'2" x 7'10" (4.32m x 2.39m) One wall fitted with range of wardrobes with shelving and hanging rails, floor to ceiling sliding mirror doors. Radiator. Double glazed sliding door to **Juliet Balcony**.

**Bedroom 2** 8' plus door recess x 7'10" (2.44m x 2.39m) Fitted double wardrobe with hanging rail and shelving, floor to ceiling mirror doors. Radiator.

**Bathroom** White suite comprising bath with mixer tap and independent shower over, glazed folding shower

screen, inset basin with mixer tap, cupboard beneath, wc with concealed cistern, shelf over. Wall cupboard and adjacent shelf with mirror and pelmet lighting. Shaver point. Extractor fan. Radiator. Ceiling downlighters. Part tiled walls. Vinyl flooring.

## OUTSIDE

**2 Allocated Car Parking Spaces** Adjacent to the front of the building.

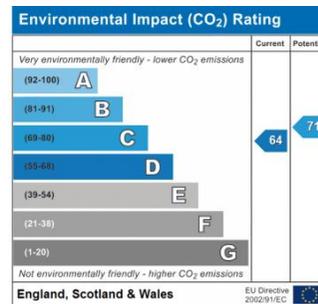
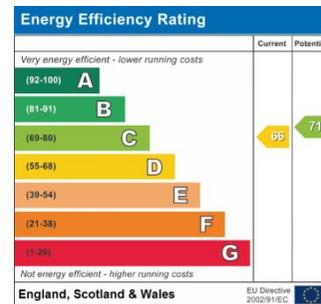
**Communal Grounds** With central water feature, barbeque area, car wash facility and **fitness room**.

## OUTGOINGS

**Ground Rent** £200 per annum.

**Maintenance** £1,040 per annum.

**Lease** 117 years remaining.



# Floor Plan

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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