



2 Ashmead Heights

Ashenground Road, Haywards Heath, RH16 4TY



Mark Revill & Co

2 Ashmead Heights

Ashenground Road, Haywards Heath,
RH16 4TY

£275,000

This splendid garden floor apartment forms part of a most attractive Victorian style building constructed in 2007. The apartment has the benefit of double glazing and electric heating provided by convector heaters with centrally controlled programmer and there is a high level of sound and warmth insulation. The accommodation incorporates 2 double bedrooms, a fully tiled bathroom, en suite shower room to the main bedroom, a stylish open plan living with fitted kitchen complete with appliances with double glazed doors opening to a private sun terrace. There is a secure allocated car parking space lying adjacent to the sun terrace which is approached via electronically operated security gates and the main building has a security video entry phone system. The apartment is ideal for a first time buyer, those wishing to downsize or for a buy to let investor with a potential rental income of £975 per calendar month (providing a gross yield of 3.87%).

Situated in this favoured convenient location just a short walk to the town centre including The Orchards



shopping thoroughfare and to The Broadway with its array of restaurants. The mainline station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the A23 is just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 14 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

GARDEN FLOOR FLAT

Hall Built-in airing cupboard housing 'Mega-flo' hot water tank and slatted shelving. Door entry video intercom. Telephone point.

Open Plan Living Room with Kitchen 20' into bay x 11'1" (6.10m x 3.38m) Ceiling downlighters.

Living Area TV aerial point. Slimline panel heater. Oak flooring. Wide double glazed bay window incorporating casement doors to private terrace and parking area.

Kitchen Comprehensively fitted with an attractive range of units comprising inset enamel bowl and half sink with mixer tap, adjacent work surface, cupboards, drawer, integrated **dishwasher** and **washer/dryer** beneath. Built-in **electric oven**, **4 ring halogen hob**, extractor hood over. Integrated **fridge** and **freezer**. Range of wall cupboards. Worktop lighting. Further double glazed window. Tiled floor.

Bedroom 1 14'9" x 12'3" (4.5m x 3.73m) TV aerial point. Electric panel heater. Double glazed window.

En Suite Shower Room White suite comprising glazed shower cubicle with extractor fan over, close coupled wc and pedestal basin. Electrically heated chromium ladder towel warmer. Ceiling downlighters. Fully tiled walls. Electrically heated tiled floor.

Bedroom 2 12'6" x 11'6" (3.81m x 3.51m) TV aerial point. Electric panel heater. Double glazed window.

Bathroom White suite comprising bath, wc with concealed cistern, inset basin, cupboard beneath, adjacent top with cupboard under. Electrically heated chromium ladder towel warmer. Ceiling downlighters. Extractor fan. Part tiled walls. Electrically heated tiled floor.

OUTSIDE

Private Sun Terrace

Secure Allocated Car Parking Space Adjacent to the sun terrace. Approached by electronically operated security gates.

OUTGOINGS

Ground Rent £50 per annum.

Maintenance £1,014 per annum.

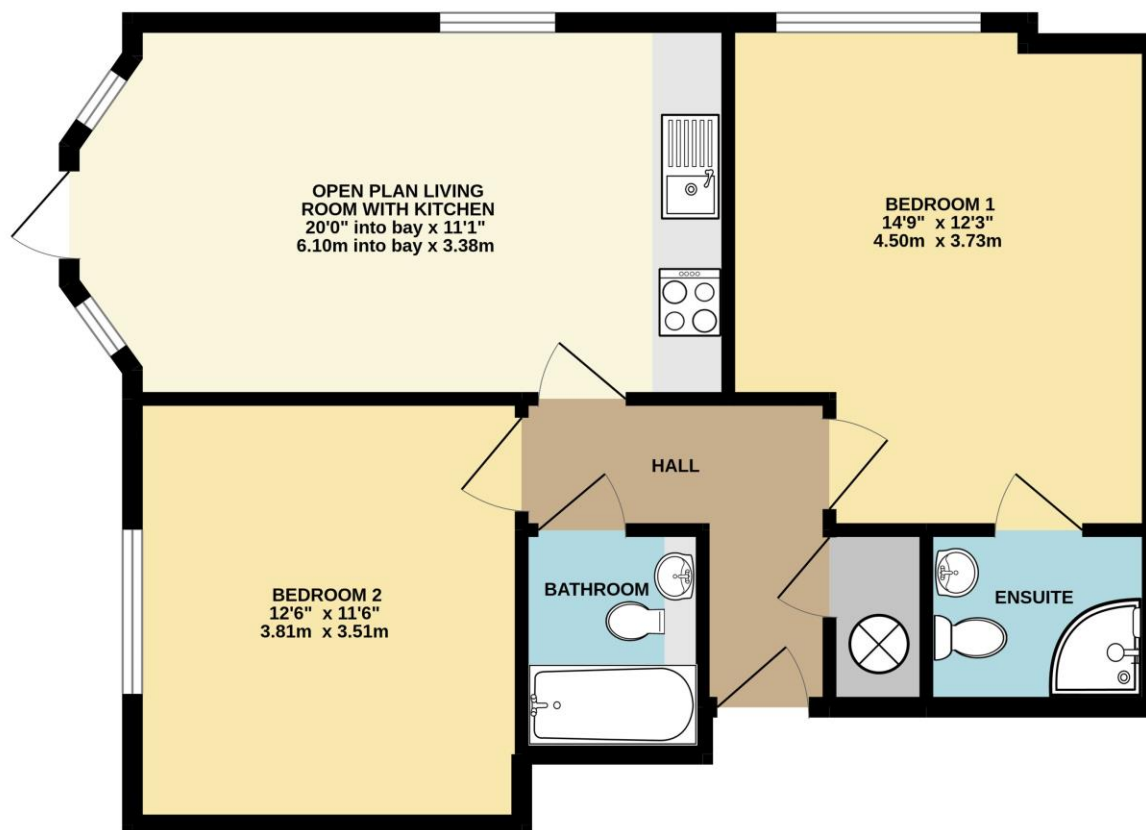
Lease 125 years from 1st October 2007.

Managing Agents Carnabys 01444 245201

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
haywardsheath@markrevill.com

