



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

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£210,000

This splendid second floor apartment forms part of Great Heathmead, an exclusive gated development set in its own well kept grounds. The bright, spacious and well designed accommodation has the benefit of double glazing, remote controlled slimline electric panel heaters and solid wood internal doors. The apartment has a fine living room with excellent range of storage cupboards, a comprehensively fitted kitchen/breakfast room complete with oven and hob, a double bedroom with a good range of wardrobes and a refitted bathroom with white suite. There is an allocated car parking space close by and the block has a door entry intercom. Residents of Great Heathmead enjoy the use of the communal gardens with barbecue area, a fitness room and a car wash facility. The flat would be ideal for a first time buyer, those wishing to downsize or a buy to let investor offering a potential rental income of £850 per calendar month (providing a gross yield of approximately 4.86%).

Great Heathmead is located just a short walk from Haywards Heath mainline railway station providing a fast and frequent service to central London (London Bridge/Victoria 42-45 minutes). The Dolphin Leisure



complex, Waitrose and Sainsbury's superstores are in the immediate vicinity, whilst the town centre is close at hand with its wide range of shops including The Broadway with its array of restaurants and bars. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.5 miles to the south.

SECOND FLOOR APARTMENT

L Shaped Hall Quality wood effect vinyl flooring. Trip switches.

Living Room 13'3" x 12'7" (4.04m x 3.84m) Excellent range of fitted shelved cupboards to one wall with long display top. TV aerial point. Double glazed window. Slimline electric storage heater.

Kitchen 9' x 8'5" (2.74m x 2.57m) Comprehensively fitted with an excellent range of high gloss fronted units comprising inset stainless steel bowl and a half sink, mixer tap, adjacent L shaped laminate work surface, cupboards, drawers and appliance space with plumbing for washing machine beneath. Built-in **electric oven**, fitted **4 ring halogen hob** with concealed extractor hood over. Good range of wall cupboards with worktop lighting beneath. Fitted breakfast bar with tiled splashback. Space for upright fridge/freezer. Part tiled walls. Vinyl flooring.

Bedroom 11'4" x 9'9" (3.45m x 2.97m) Range of fitted wardrobes incorporating hanging rails and shelving. Double glazed window. Slimline electric heater.

Bathroom White suite comprising bath with mixer tap and shower attachment, fitted glazed screen, basin with mixer tap, wc with concealed cistern, useful shelf. Illuminated mirrored wall unit. Large airing cupboard with floor to ceiling sliding doors housing stainless steel hot water tank and slatted shelving. Extractor fan. Fully tiled walls. Tiled floor.

OUTSIDE

Allocated Car Parking Space No. C14.

Communal Gardens Central water garden, barbecue area located to the rear of Wilton House. **Fitness room**. Bin storage. **Car wash facility**.

OUTGOINGS

Ground Rent £200 per annum.

Service Charge £1,357 per annum.

Lease 150 years from 1987.

Managing Agents Graves Son & Pilcher, Old Steine, Brighton, BN1 1HU. Telephone 01273 321123

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			





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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