



## 22 Sussex Gate

Sussex Road, Haywards Heath, West Sussex. RH16 4NS.





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West Sussex. RH16 4NS.

£300,000

This exceptional large penthouse forms part of an exclusive development close to the town centre. The modern interior offers large and well proportioned accommodation enjoying extensive views. The open plan kitchen/living/dining room has been well designed in a hexagonal shape to exploit the space on offer. There are 2 double bedrooms, master with en suite and a family bathroom. The property has the benefit of central heating and double glazing throughout. The development comes with secure undercover parking, lift and large communal areas.

Sussex Gate is located in the town centre with a variety of shops and close to the Broadway with an array of restaurants and bars. Close at hand are Sainsbury's and Waitrose superstores, the Dolphin Leisure Centre and Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/ London Bridge 42-45 minutes). The A23/M23 lies to the west of Haywards Heath providing direct access to the motorway network. Gatwick airport is approximately 14 miles to the north and an equal distance to the south is the cosmopolitan city of Brighton.



## SECOND FLOOR FLAT

**Entrance Hall** Solid wood flooring. Radiator. Video entry system. Thermostatic control for central heating. Ceiling downlighters. Smoke detector. Large airing/storage cupboard housing trip switches, Icos gas fired boiler supplying central heating and hot water and large insulated hot water tank.

**Open Plan Kitchen/Living/Dining Room** 24'2" x 23'10" (7.37m x 7.26m) Arranged in an hexagonal shape to take advantage of the extensive 180° views across Haywards Heath and towards Ashdown Forest.

**Kitchen Area** Extensive worktops with under mounted one and a half bowl stainless steel sink unit with chromium Monobloc tap. Integrated Bosch appliances including **washing machine, washer/dryer and fridge/freezer**. Further work surfaces with cupboards and drawers below. Matching eye level wall cupboards with under lighting. Bosch stainless steel **5 burner gas hob** with matching stainless steel canopy over incorporating lighting and extractor. Fan assisted Bosch **electric oven**. Granite upstands and splashback. Island unit/breakfast bar with matching work surface, 2 glass fronted crockery cupboards and 2 further cupboards below. Bosch **microwave**. Ceiling downlighters. Extractor fan. Tile flooring. Opening to:

**Living/Dining Room** Triple aspect. TV aerial point. Telephone point. 3 radiators. Ceiling downlighters. Smoke detector. Opus music system with ceiling speakers.

**Master bedroom** 12'9" x 12'1" (3.89m x 3.68m) TV aerial point. Radiator. Ceiling downlighters. Smoke detector. Opus music system with ceiling speakers.

**En suite Shower Room** Walk in shower with plumbed shower and rain head, sliding glass doors. Pedestal wash hand basin with chromium Monobloc mixer tap. Low level wc. Inset wall mirror. Shaver point. Chromium heated towel warmer/radiator. Ceiling downlighters. Extractor. Ceiling light providing natural light. Fully tiled walls and floor.

**Bedroom 2** 10'4" x 10'1" (3.15m x 3.07m) Radiator. Ceiling down lighters. Smoke detector.

**Luxury Bathroom** Suite comprising panelled bath with chromium mixer tap and hand shower attachment. Separate shower cubicle with plumbed shower and glass sliding doors. Vanity unit with inset wash hand basin with chromium Monobloc mixer tap, cupboard under, a low level wc with concealed cistern, shelf over. Large inset wall mirror. Shaver point. Chromium ladder towel warmer/radiator. Ceiling downlighters. Extractor fan. Fully tiled walls and floor.

## OUTSIDE

**Secure Gated Under Cover Parking for 1 Vehicle.**

## OUTGOINGS

**Ground Rent** £200 per annum (to be verified)

**Service Charge** £2,169 per annum

**Lease** 125 years from 1 January 2007

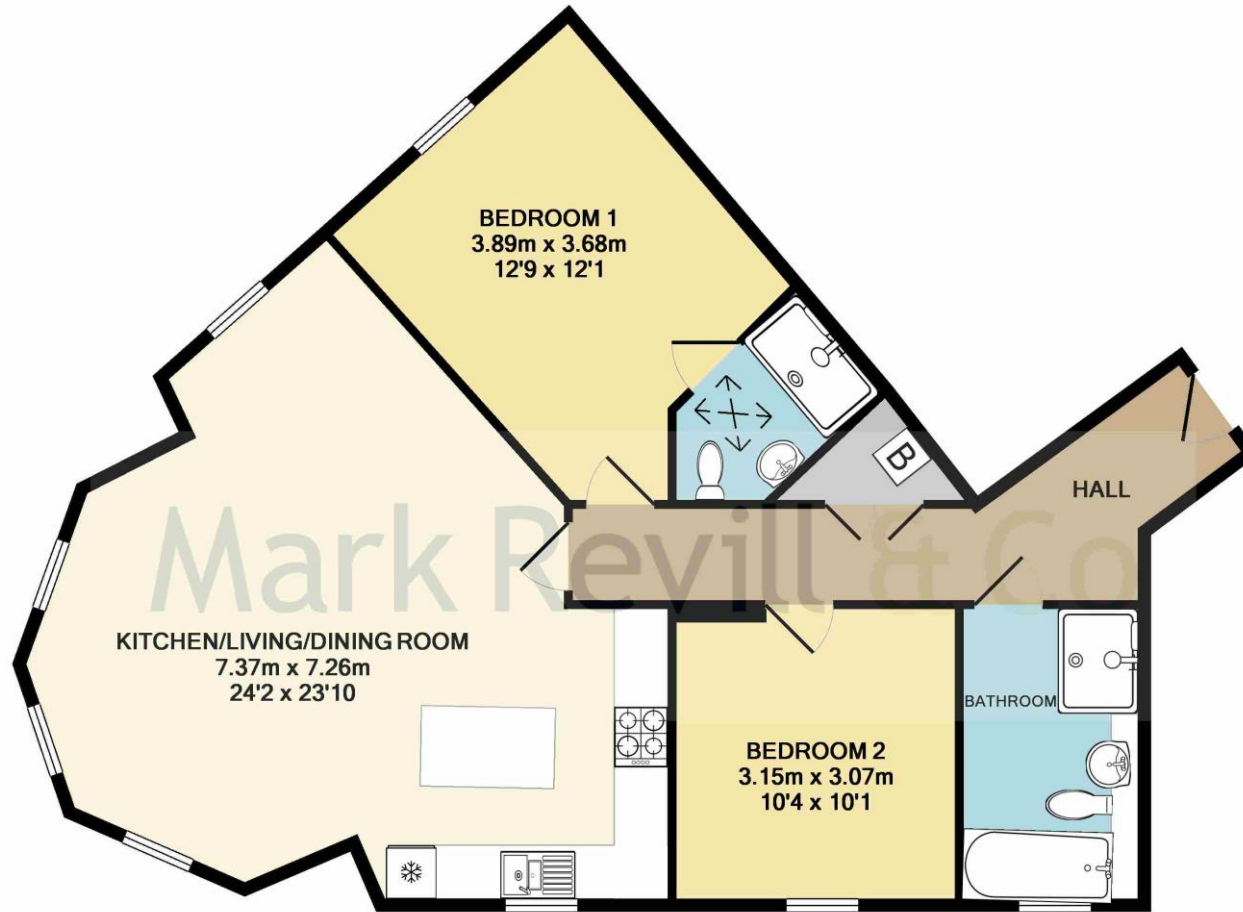
**Managing Agent** Jacksons, 193 Church Road, Hove, East Sussex, BN3 2AB. Tel: 01273 328556



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	82
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		85	85
EU Directive 2002/91/EC			
England, Scotland & Wales			





TOTAL APPROX. FLOOR AREA 87.0 SQ.M. (936 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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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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