



**23 Laurel House**  
Great Heathmead, Haywards Heath, RH16 1FE



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### Offers in Excess of £350,000 Leasehold

This exceptional 2 bedroom penthouse apartment is located within a prestigious gated development, offering both luxury and security in equal measure. The spacious layout features a large, modern kitchen complete with appliances. The double-aspect sitting/dining room is flooded with natural light and provides access to a private south east facing balcony. The apartment's second bedroom has use of a beautifully updated shower room, while the generously proportioned master bedroom includes a luxurious en-suite bathroom and three built-in wardrobes, offering ample storage space. A welcoming, spacious entrance hall provides further storage options. The property benefits from a double garage with an electric up-and-over door, providing secure parking for two vehicles. Additional features include gas central heating and double glazing throughout. This penthouse offers an enviable combination of space, convenience, and style in a sought after location.

Great Heathmead occupies an excellent central location just a short walk from Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Sainsbury's and Waitrose superstores and the Dolphin Leisure complex are in the immediate vicinity whilst the town centre is close at hand offering a wide range of shops including 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 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

Ground Rent: £200 per annum

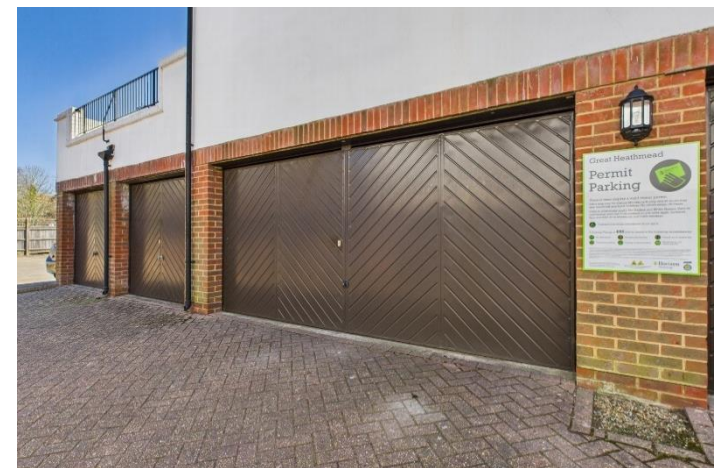
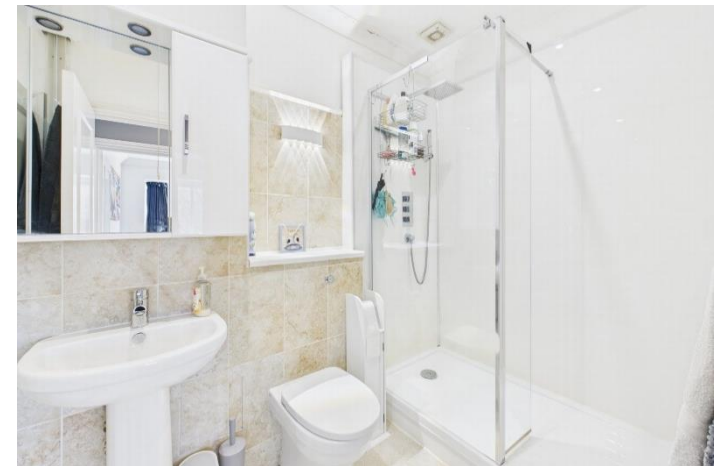
Service Charge: 2,175.90 per annum

Buildings Insurance: £362.26

Lease: 150 years from 1987

Managing Agents: Graves Son & Pilcher, 51 Old Steine, Brighton, BN1 1HU. Tel: 01273 32113

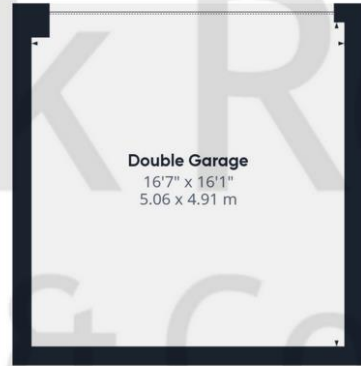






Mark Revill & Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1240.75 ft<sup>2</sup>  
115.27 m<sup>2</sup>

**Balconies and terraces**

24.11 ft<sup>2</sup>  
2.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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