



## 22 Wilton House

Great Heathmead, Haywards Heath, West Sussex. RH16 1FG

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£190,000

This excellent first floor apartment forms part of Great Heathmead, an exclusive gated development set in its own well tended grounds. The apartment enjoys the use of a balcony with an outlook over the communal gardens and the well planned accommodation incorporates a good size living room, a kitchen, a spacious double bedroom with built in wardrobe and a bathroom. The apartment has the benefit of double glazed replacement windows and off-peak electric heating with slimline storage heaters and there is an allocated car parking space. The block has a door entry intercom and within the attractive communal grounds, there is a fitness room, a car wash facility and a barbeque 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 £800 per calendar month (providing a gross yield of about 4.5%).

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



Sainsbury's and Waitrose superstores are in the immediate vicinity whilst the town centre is close at hand offering a wide range of shops, as is The Broadway with its array of restaurants. 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.

## FIRST FLOOR APARTMENT

**L Shaped Hall** Trip switches. Slimline storage heater.

**Living Room** 13' x 12'10" (3.96m x 3.91m) A fine room enjoying a favoured westerly aspect and a pleasant outlook over the communal gardens and barbecue area. Glazed serving hatch to kitchen. TV aerial point. Telephone point. Slimline storage heater. Double glazed sliding door to:

**West Facing Balcony** with quarry tiled floor and wrought iron railings.

**Kitchen** 9'3" x 8'7" (2.82m x 2.62m) Inset composite bowl and a half sink with mixer tap, adjacent L shaped work surface, cupboards, drawers, **washing machine** and appliance space under. Built-in **electric oven**, **4 ring electric hob** and extractor hood over. Range of wall cupboards, glazed cupboard and corner shelf unit. Tall **fridge/freezer**. Wall mounted convector heater. Extractor fan. Part tiled walls. Vinyl flooring.

**Double Bedroom** 13' into door recess x 9'10" (3.96m x 3.00m) Built-in double wardrobe with floor to ceiling sliding doors. Double glazed window. Slimline panel heater.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, basin with mixer tap, wc with concealed cistern. Large airing cupboard housing pre-insulated hot water cylinder, cold water tank and slatted shelving. Floor to ceiling sliding mirror doors. Extractor fan. Wall mounted convector heater. Part tiled walls.

## OUTSIDE

**Allocated Car Parking Space W22**

## COMMUNAL FACILITIES

**Communal Gardens** With central water feature planted with a variety of established trees and shrubs. Lawn areas, barbeque. Car wash facility. Within the grounds there is a separate fitness room and beautifully tended mature grounds laid as lawns and borders also a communal barbecue area and car wash facility.

## OUTGOINGS

**Ground Rent** £200 per annum.

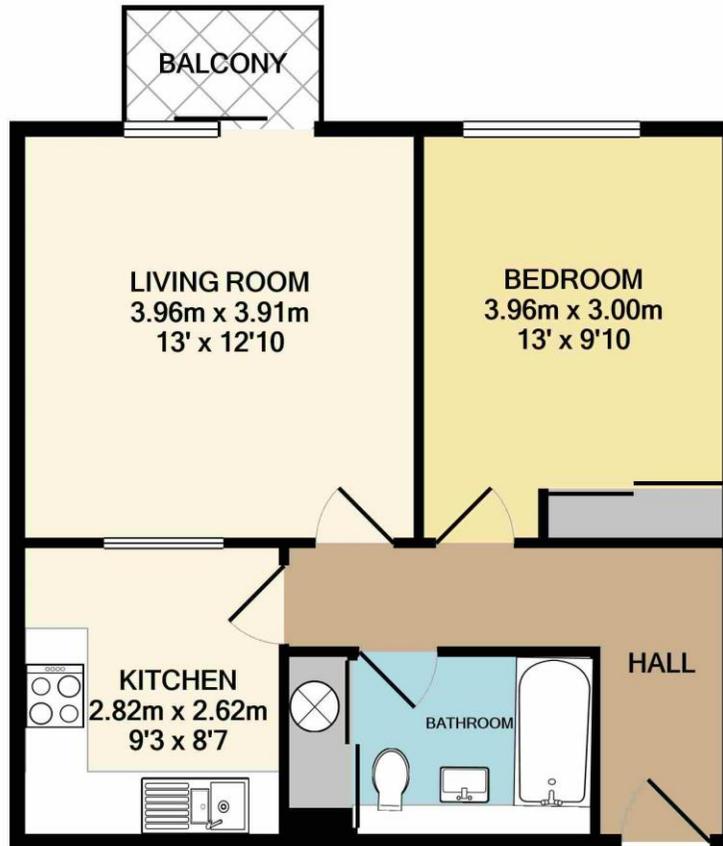
**Service Charge** £570.98 per half year.

**Lease** 150 years from September 1987.

**Managing Agents** Estate and Property Management  
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01444 410069.

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





TOTAL APPROX. FLOOR AREA 47.0 SQ.M. (506 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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