



1 Ingrams House

42 Ashenground Road, Haywards Heath, RH16 4PP

■ ■ ■ Mark Reville & Co

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Guide Price £285,000 Leasehold

A rare opportunity to purchase a larger than average two bedroom ground floor apartment benefiting from a share of the freehold and low service charges, offered to the market with vacant possession. This attractive period style property features well-planned accommodation including a generous entrance hall with fitted cupboards, a spacious sitting/dining room with bay window, a Liecht oak fitted kitchen, and two double bedrooms with bedroom one enjoying a range of Hammonds of Hinckley built-in wardrobe cupboards. The bathroom is fitted with a modern white suite. The apartment retains a wealth of character and original features such as high ceilings and fireplaces, and further benefits from newly fitted carpets, gas fired central heating, and its own private entrance. Externally, the property includes two allocated parking spaces located within the private residents' car park to the rear and a private front garden with paved area offering space for storage or a landscaped seating area.

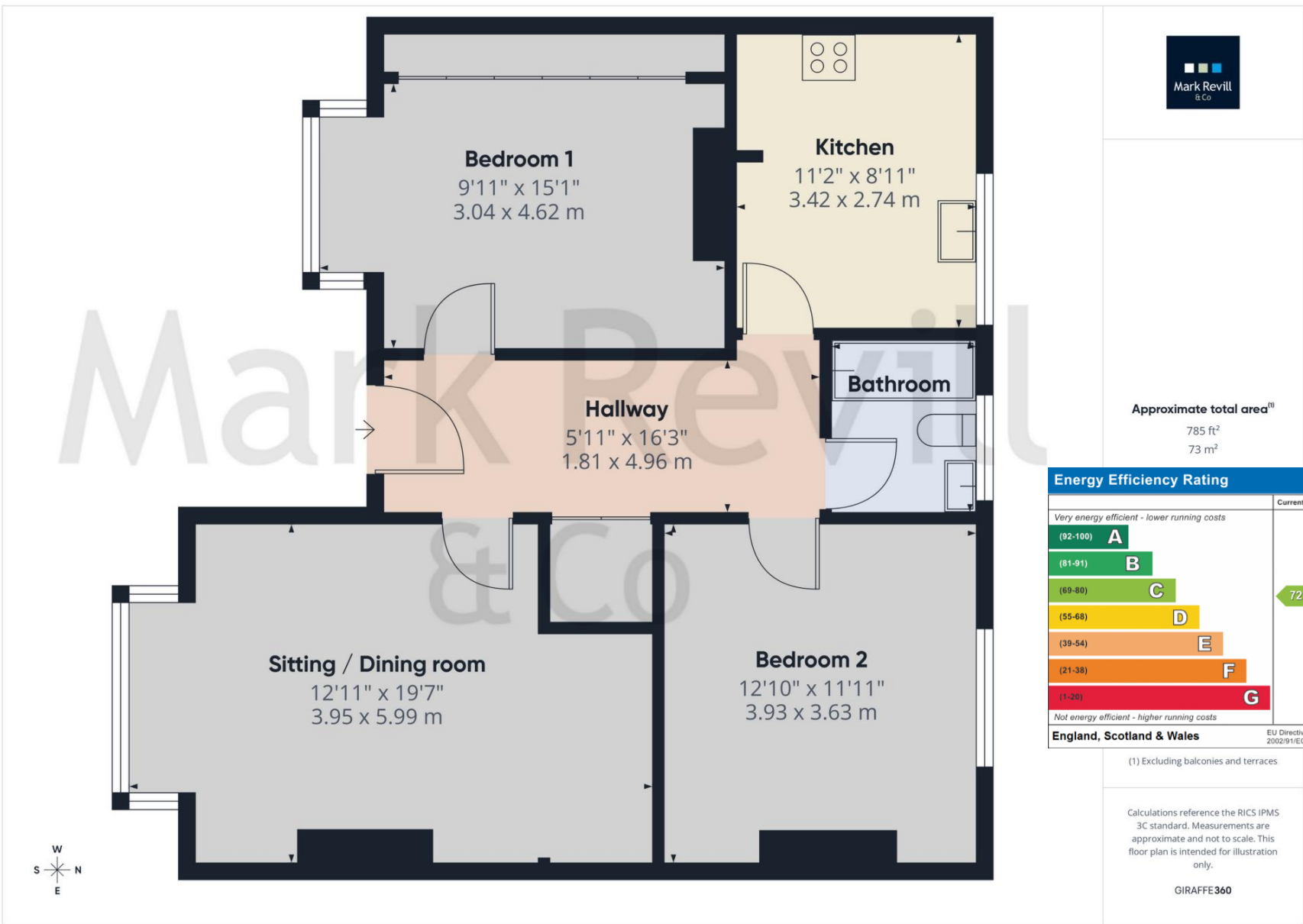
The apartment enjoys a highly regarded and well established setting, just a short level walk from Haywards Heath town centre with its excellent range of shops, cafés, and restaurants-particularly along The Broadway. Ashenground Woods and Victoria Park are close by, offering attractive outdoor spaces including walking routes and tennis courts. Haywards Heath mainline station is also within easy reach, providing fast and frequent services to London Victoria and London Bridge (approximately 42-45 minutes). The area is well served by reputable schools for all age groups and offers a modern leisure centre plus both Waitrose and Sainsbury's supermarkets. Excellent road links include the A23 approximately 5 miles west, giving swift access to the motorway network; Gatwick Airport lies around 14.5 miles to the north, while Brighton and the south coast are a similar distance to the south. The South Downs National Park and Ashdown Forest are also within easy driving distance

Service Charge: £450 per annum

Lease: 999 years from 2012







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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