

**Great Heathmead  
Haywards Heath, RH16 1FH**

**Asking Price Of  
£250,000**

**01444 474447  
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## Great Heathmead, Haywards Heath, RH16 1FH



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### PROPERTY

This two-bedroom ground-floor apartment, built in 1987, offers a welcoming and well-designed living space. Upon entry, a hallway provides convenient storage, leading into a spacious double-aspect lounge with sliding patio doors that open onto a patio area, creating an ideal setting for outdoor relaxation. The modern fitted kitchen is thoughtfully designed, complete with integrated cooker & hob to make meal preparation effortless. Both bedrooms are well-proportioned, with the principle bedroom benefiting from two fitted wardrobes. The modern bathroom includes a shower over bath. Further enhancing its appeal, this lovely apartment boasts new carpets, gas central heating, and the convenience of one allocated parking space.

### OUTSIDE

Accessed via the car park, a set of steps leads to the communal front door, secured with key fob entry for added convenience. The ground-floor flat can also be reached via a side gate, providing direct access to the back door for ease of entry. To the rear, a secluded patio area offers a private and inviting space for outdoor entertaining.

### LOCATION

Stamford House is nestled within a highly sought-after gated development, offering both security and convenience. With manicured gardens and its own on-site fitness room that can be used for an additional fee. Ideally located for commuters, it provides easy access to Haywards Heath train station, while the vibrant town centre with its fantastic selection of shops, bars, and restaurants is just a short stroll away.

### ADDITIONAL INFORMATION

Tenure: Share of Freehold

Lease Term: 150years from 1987

Service Charge: £2,064.10 per annum

Ground Rent: £200 per annum

### AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.







#### Buses

1 min walk



#### Shops

Sainsburys &  
Waitrose 0.03 miles



#### Trains

Haywards Heath 0.2 miles



#### Airport

Gatwick  
13.8 miles



#### Roads

M23 14.5 miles



#### Sport & Leisure

Dolphin Leisure Centre  
0.3 miles



#### Rental Income

£ 1,400 pcm



#### Schools

Harlands Primary School  
Oathall Community  
College



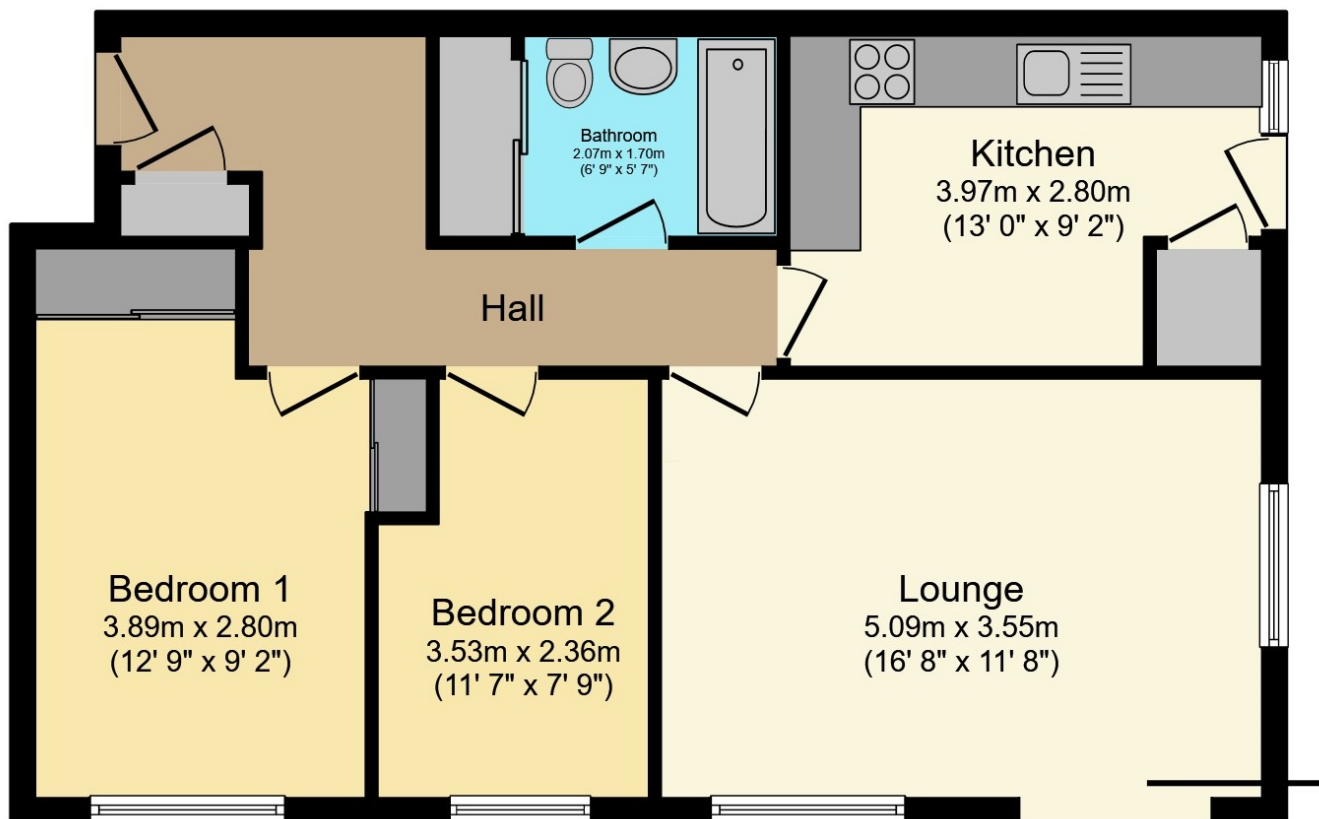
#### Broadband

Up to 1800 Mbps

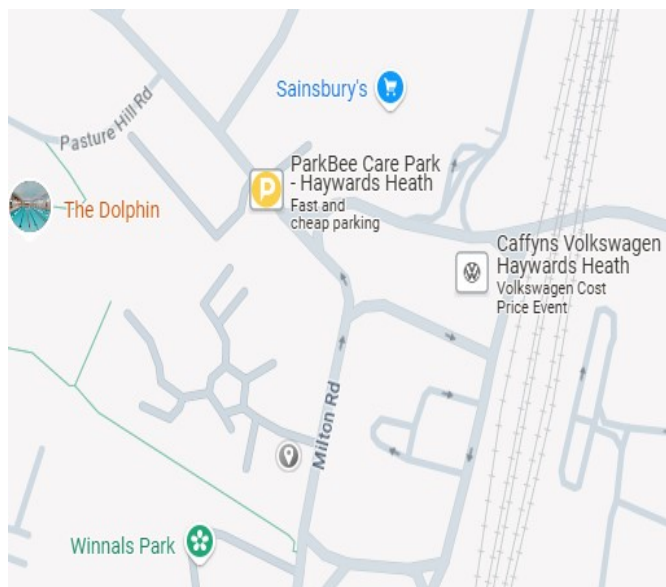


#### Council Tax

Band  
C



#### Map Location



**Total Approximate Floor Area**  
**707 sq ft / 65.7 sq m**

#### EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by  
appointment through Brock Taylor

**01444 474447**  
**hhsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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