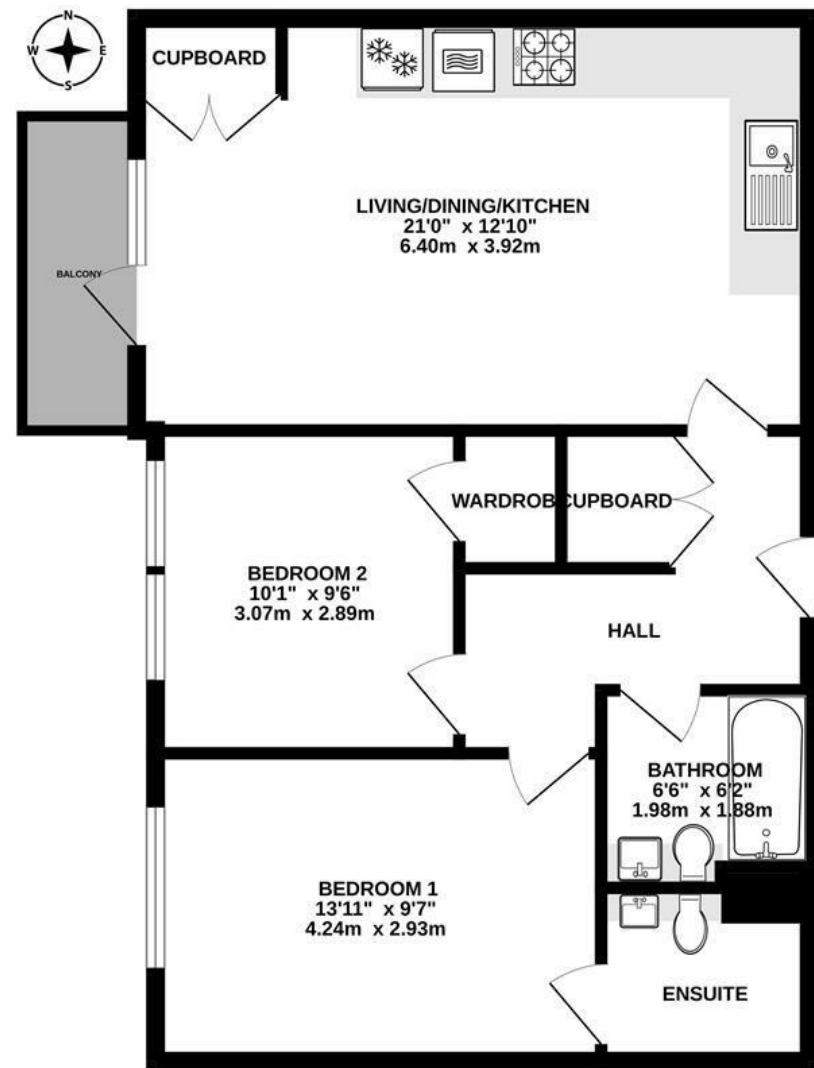
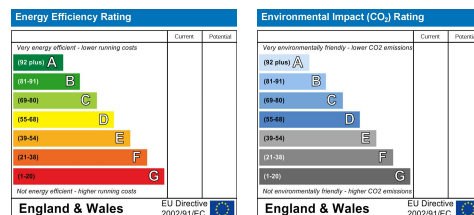




TOTAL FLOOR AREA : 721sq.ft. (67.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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19 Milton House, Milton Road, Haywards Heath, West Sussex, RH16 1AG

Guide Price £275,000 Leasehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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19 Milton House, Milton Road, Haywards Heath, West Sussex, RH16 1AG

What we like...

- * Commuting convenience | a prime location just 200 yards from Haywards Heath station.
- * Sleek, contemporary high specification finish with opulent touches throughout.
- * Impressive open plan living space with stunning kitchen.
- * Lift service | West facing balcony | Two double bedrooms
- * New lease meaning just a peppercorn ground rent!

The Apartment...

This superb second floor apartment forms part of the sought-after Milton House – a development of apartments built to an exacting standard in 2016/17 and located in an absolutely prime position, just 200 yards from Haywards Heath’s mainline station. Our clients have just renewed the lease meaning the ground rent is now merely a peppercorn so there will be no issues with mortgage applications!

The apartment boasts a slick, contemporary high specification with open plan living at the heart of the design. The living/dining/kitchen is the hub of the home and provides the perfect space for entertaining guests, with a stunning ‘Liecht’ German high-gloss kitchen being particularly worthy of note. The Silestone worktops add a touch of class, whilst the integrated appliances are Siemens (fridge/freezer, oven, hob and dishwasher - the washing machine is plumbed in the utility cupboard to keep things nice and peaceful in the living space). The balcony provides that essential outside space and, with its westerly aspect, enjoys plenty of afternoon/evening sunshine.

Both bedrooms are doubles. The master enjoys its own stylish en-suite shower room, whilst bedroom two has a fitted wardrobe and is served by the equally stylish bathroom. Each opulent bath/shower room has ‘hansgrohe’ taps & shower mixer & beautiful porcelain tiling.

Further attributes include ‘Karndean’ flooring, secure entry phone system, powder-coated aluminium double-glazed windows & balcony door, energy efficient electric heating, neutral décor throughout, a lift service to all floors in the block and remainder of 10 year new homes warranty (expires 2026).

This would make an ideal purchase for a commuting professional, first time buyer, buy-to-let investor (rental value of c. £1300 PCM) or a downsizer looking for a secure ‘lock up & leave’.

Please note there is no allocated parking space with this property, however our client is willing to pay for a year's season ticket at one of the several nearby car parks.



The Location...

Milton House sits on Milton Road (the one way system before Sainsbury's) and enjoys a most convenient location within a two minute walk of Haywards Heath's mainline station, which provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins).

Local amenities within walking distance include both Waitrose and Sainsbury's Superstores, Dolphin Leisure Centre and 'The Broadway', which is the town's social hub with its array of bars & restaurants. Further shopping facilities can be found at 'The Orchards Shopping Centre' in Haywards Heath's town centre which is only a half-mile distant. By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying approximately 5 miles west at Warninglid/Bolney.

The Finer Details...

Tenure: Leasehold
Managing Agents: Hunters
Lease: 207 years unexpired
Service Charge: For the 6 month period MAR25 - SEP25 - £857.96 (includes building insurance, general reserve fund contribution and lift reserve fund contribution)
Ground Rent: Peppercorn
Council Tax Band: C
EPC: B

We believe the above information to be correct but recommend intending purchasers check personally before exchange of contracts.

