

SOLD STC



Ansty Cross, Cuckfield Road

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £225,000





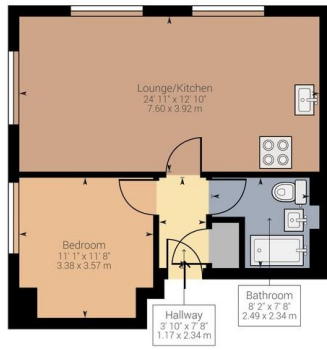
- Convenient Location
- Security Alarm
- Allocated Parking
- Luxuriously Fitted Bathroom
- Quality Fitted Kitchen
- High Quality Fixtures And Fittings Throughout
- Blinds Fitted To Windows

An attractive 1 bedroom first floor purpose-built apartment situated in the heart of the popular village of Ansty offering buyers a wonderful opportunity to purchase an outstanding property in a desirable and highly convenient location. An ideal first time or investment purchase. Built to a particularly high specification and finished by SDP developments, who are renowned locally for building stylish, quality homes throughout the area. The accommodation briefly comprises: a communal entrance hall with entry phone intercom and stairs leading to the first floor landing; front door into private entrance hall and impressive open plan kitchen/ sitting room with high quality kitchen design and finish including Corian worktops, range of matching wall and base cupboards and built in appliances including Bosch oven, Induction hob, fridge/freezer, dishwasher and washing machine. There is a double sized bedroom and a beautifully appointed bathroom. Other benefits include: a high level of insulation throughout, high energy efficiency, low water consumption appliances and taps, security alarm system, a convenient location close to local shops, schools and nurseries and easy access to Gatwick Airport. No upward chain. Outside: Access to the rear car park provides allocated parking for the apartments. Leasehold: 125 years from 1 Jan 2016 Ground rent: t.b.c. 2024/2025 payable twice a year Service charge: t.b.c. 2024/2025 payable twice a year.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92-100] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not energy efficient - higher running costs	
82	82
Scotland EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
[92-100] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not environmentally friendly - higher CO ₂ emissions	
84	84
Scotland EU Directive 2002/91/EC	

The property occupies a pleasant and sunny position within Ansty Cross which is conveniently situated at the top end of Ansty



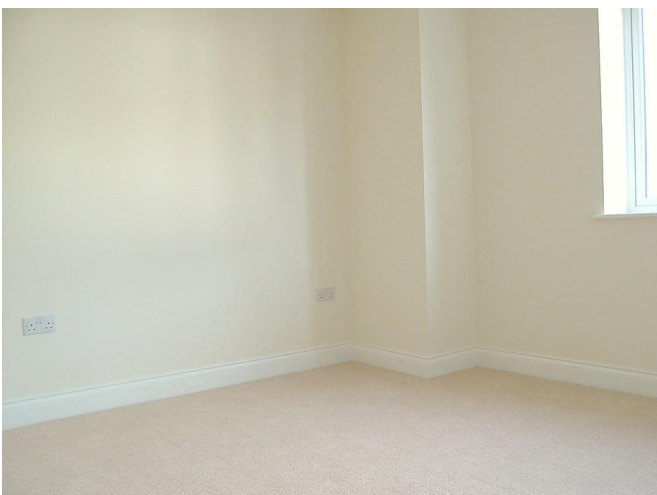
Approximate net internal area: 554.71 ft² / 52.46 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any

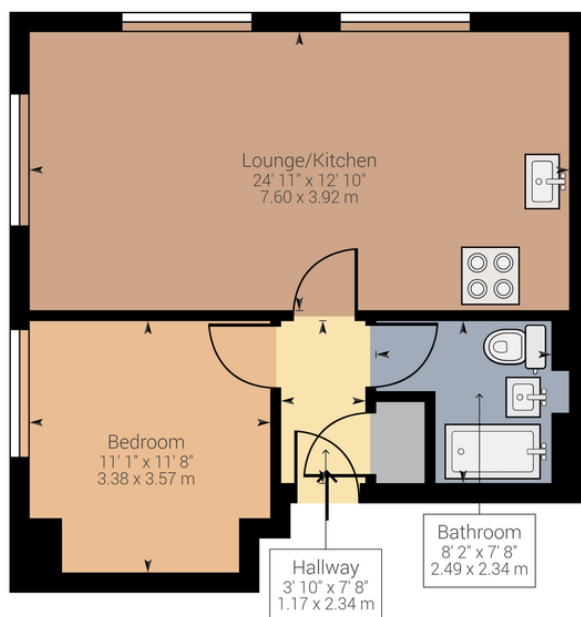


In close proximity is the picturesque Cuckfield village which offers a traditional range of shops, boutiques, pubs/restaurants and the highly acclaimed Ockenden Manor Hotel and Spa with its fine dining restaurant. Cuckfield has many sports and leisure groups, a busy social calendar and is surrounded by glorious countryside. Haywards Heath (Approximately 4 miles distant) provides a more extensive range of shops, stores, cafes, restaurants and bars as well as the mainline railway station, a sixth form college and a state-of-the-art leisure centre. By road, access to the major surrounding areas can be reached via the A/M23 at either Bolney (Approximately 3 miles).

Stations:

Haywards Heath Mainline station (Approximately 4 miles) - offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approximate net internal area: 564.71 ft² / 52.46 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.