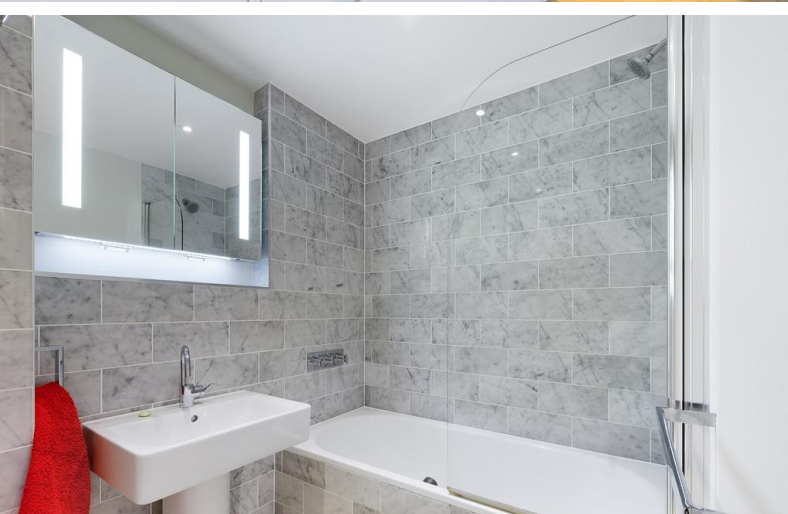


FOR SALE



Vale House, Haywards Heath

1 Bedroom, 1 Bathroom, Apartment

Offers In Excess Of £220,000



A modern one bedroom second floor apartment with Juliette balcony built, to a high specification. Ideally located in the town centre and within walking distance to the mainline station and hospital.

- Modern One Bedroom Apartment
- Fitted Kitchen With Granite Work Tops
- Open Plan Living Area
- Juliette Balcony
- Oak Flooring
- Cast Iron Radiators
- Built In Wardrobe

Accommodation includes: Entrance hall with built in cupboards and a security entry phone system, spacious, dual aspect, lounge/diner with engineered oak flooring and a Juliette balcony, an open plan kitchen with granite work tops and integrated appliances, a double bedroom with built in wardrobes, and a fully tiled bathroom. The property also benefits from gas fired central heating and one gated, allocated parking space..

LOCATION

The property is located towards the Southern end of Gower Road which is an established residential road running between Haywards Road and Ashenground Road, just to the west of the main town centre shops of South Road and Sussex Road and is ideally placed within walking distance of Victoria Park and Ashenground

Woods. The town has an extensive range of shops, stores, restaurants, cafes and bars as well as numerous

leisure groups, sports club and the leisure centre. The railway station is within a mile and provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins). A regular bus service runs

%epcGraph_c_1_331%



close by and access by road to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warminglid.

EPC Rating B. Valid Until 2034

Council Tax Band B (Local Authority Mid Sussex District Council

Electrical Installation Condition Report Valid until 25.03.2027

Gas Safety Certificate and Boiler Service History Valid until 27.03.2026

** No Chain **

Tenure Leasehold : 999 years from 01.01.2015

Ground rent: £250 per year Paid 1/2 yearly with reviews every 20 years in line with the (RPI) retail price index (next review 01.01.2035)

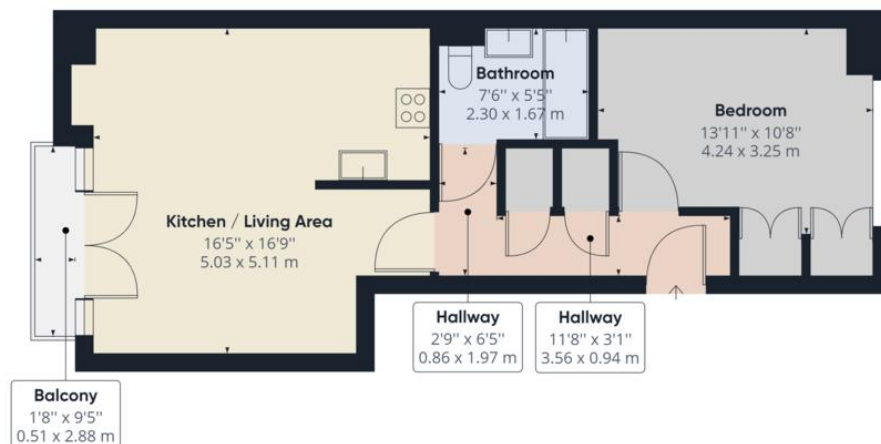
Service charge: - As of 2025 £1,073.72 per year (Paid 1/2 yearly)

Managing agents: Hunters Group, Burgess Hill

Identity Checks.

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by HIPLA. The cost of these checks is £50 inc. VAT per purchase which is paid in advance, directly to HIPLA. This charge is non-refundable under any circumstances.





Approximate total area⁽¹⁾
535.21 ft²
49.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Martin & Co Burgess Hill

3-4 Keymer Road • Burgess Hill • RH15 0AD

T: 01444 242059 • E: haywardsheath@martinco.com

01444 242059

<http://www.martinco.com>



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 m 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.