



**MANSELL
McTAGGART**
Trusted since 1947



Flat 6, Turnpike Court, Hett Close, Ardingly, RH17 6GQ

Guide Price £490,000 Leasehold



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PLEASE WATCH VIEWING VIDEO

A stunning top floor 2 Bedroom, 2 Bath/Shower Room PENTHOUSE RETIREMENT APARTMENT situated in the heart of popular Ardingly village. Available with NO CHAIN

Purpose built development of only 19 properties built by English Courtyard Association in 2002 for 60 years+ with long 150 year lease (from 25.12.02)

- **Security Entrance** + inner doors,
- Stairs + **Private Lift**
- **Entrance Hall** storage + loft hatch
- Open plan **Sitting / Dining Room** with double doors to private patio
- **Kitchen** fitted with a range of units and domestic appliances, space for table and chairs + doors to patio
- **2 Bedrooms** (both with built-in wardrobes)
- **Bedroom 1 + En-Suite Bathroom** white suite
- Separate **Shower Room** white suite
- **Visitors Parking** to the front
- Lawned **Communal Gardens** with colourful plants, flowers, shrubs, trees and seating areas
- Alarm System, Estate Managers, Laundry Room, Meeting Room, Guest Suite + Minibus for shopping trips
- Electric underfloor heating
- Double glazed windows
- Generous 35' x 30' **South Facing Private Patio** + remote controlled awning
- Single **Garage** to the rear (18'4 x 9'10)



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EPC Rating: D and Council Tax Band: F

Managing Agents: Cognatum Property Limited, Pipe House, Lupton Road, Wallingford, Oxfordshire, OX10 9BS (Tel: 01491 821170). **Service Charge:** £2,386 per quarter (No Ground Rent)

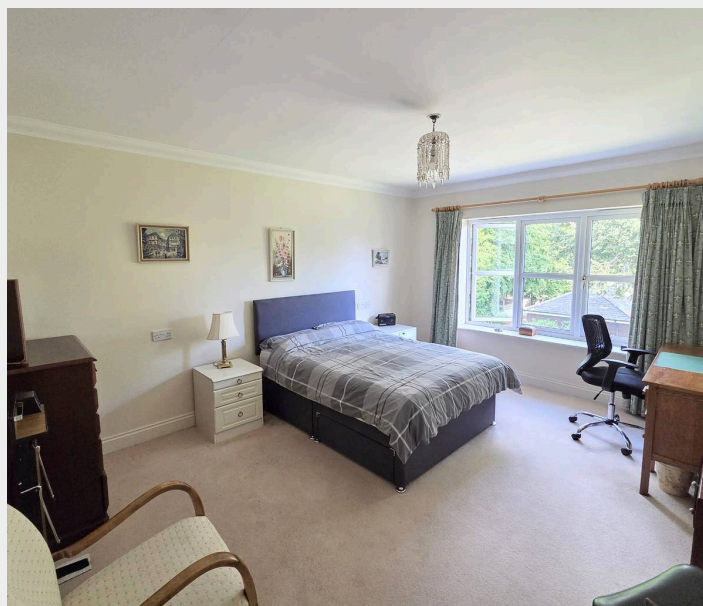
LOCATION - This attractive retirement property is located at the front of Turnpike Court within Hett Close just off the High Street. The village has a traditional range of shops including a bakery + several pubs, leisure groups and 180 acre Ardingly reservoir. Also nearby are the Royal Botanic Gardens at Wakehurst Place offering spectacular walks, widely known as 'Kew in the Country' and the South of England Showground holds several events throughout the year.

STATION - Haywards Heath mainline railway station is 4 miles to the South and provides fast commuter links to London (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins).

BY ROAD - Access to the major surrounding areas can be swiftly gained via the B2028 and the A/M23 which lies approximately 6 miles to the north linking with Gatwick Airport and the M25.

DISTANCES - (approx miles) Lindfield High Street (3.4), Balcombe Station (3.5), Haywards Heath Station (4) and Gatwick Airport (12).

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Approximate Gross Internal Area = 107.7 sq m / 1159 sq ft
(Excluding Lift)

Garage = 16.8 sq m / 181 sq ft

Total = 124.5 sq m / 1340 sq ft

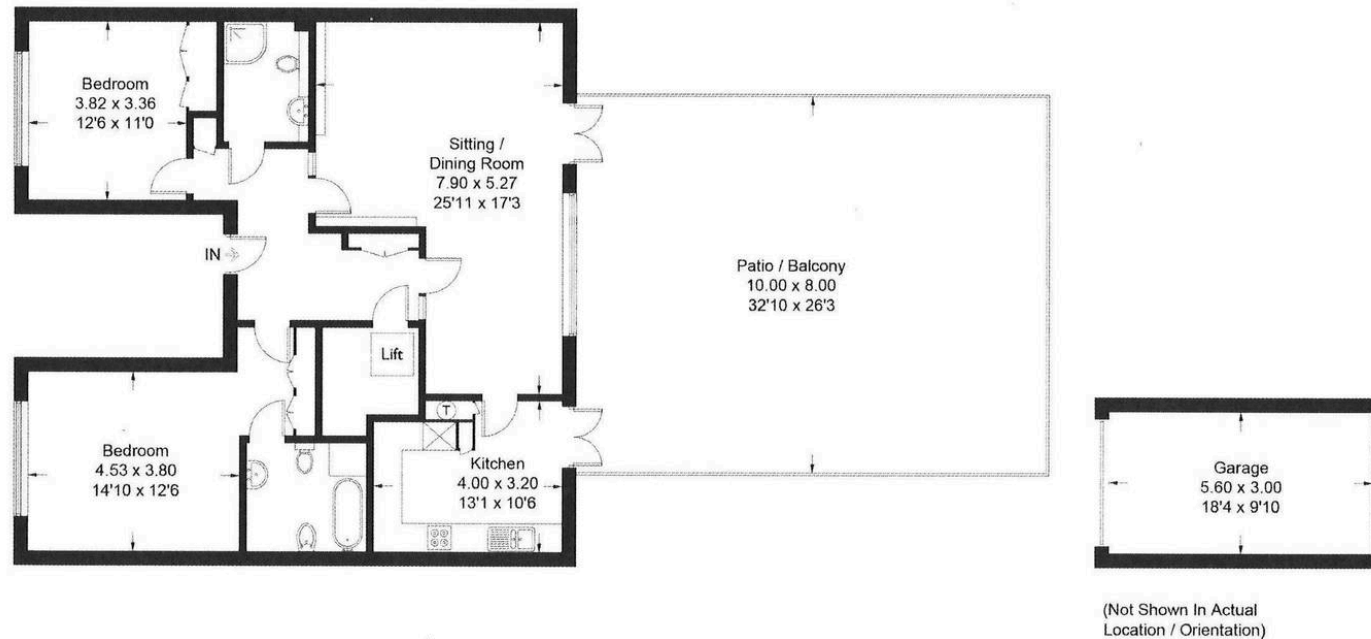


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125765)

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