



11 Petlands Lodge, 1 Church Road, Haywards Heath, RH16 3NY

Guide Price £385,000-£400,000 ... Leasehold



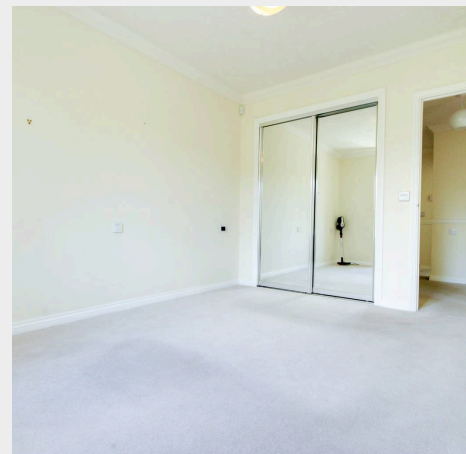
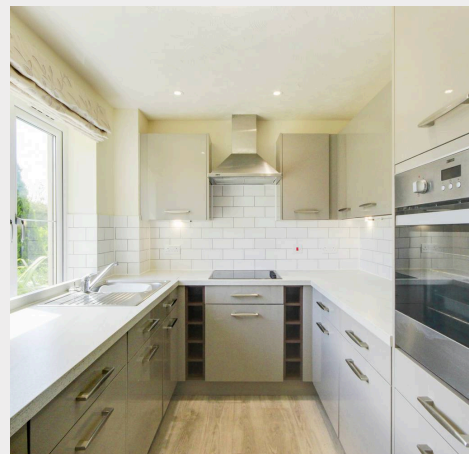
**MANSELL  
McTAGGART**  
Trusted since 1947





A fabulous south and west facing ground floor apartment with direct garden access from the lounge in this highly desirable town centre retirement complex where the residents enjoy some fantastic communal facilities and car parking within 150 yards of the Orchards Shopping Centre and Broadway.

- Ground floor town centre retirement flat
- Very close to all town centre facilities
- Sunny south and west facing corner position
- South facing lounge with door to gardens
- Separate kitchen equipped with all appliances
- 2 double bedrooms and shower room
- Excellent security services of house manager (5 days a week)
- 24 hour care line - Emergency pull cords
- Communal lounge and guest flat for family (There is a guest suite available at all Churchill Living developments across the country)
- One resident has to be 60 years of age or owner and a second can be 55 or over
- Pretty gardens and residents car park
- Close to several parks and medical centre
- Tenure: leasehold 125 years from 01.12.2016
- Ground rent: £882.86 (next review 30.12.2030)
- Service charge: £4843.11 for the current year ending 31.05.2026
- Managing agents: Churchill Estates Management Ltd T: 01425 888910
- House manager: Glyn Shepherd T: 01444 476800
- EPC rating: C - Council Tax Band: C





Petlands Lodge is located opposite St Wilfrid's Church on Church Road just to the north of the town centre's main shopping areas of The Orchards and South Road and just east of the Broadway where there are numerous restaurants, cafes and bars. Marks & Spencer is within 150 yards and there are several supermarkets including Waitrose, Tesco, Sainsbury's and Co-op close by.

There are several large parks close by and the railway station is just over half a mile distant on foot providing fast commuter services 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 easily gained via the A272, B2112 and the A/M23.

There is a regular bus service with stops close by.





## Mansell McTaggart Haywards Heath

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