



17 Hurst Place, 1 Kleinwort Close, Haywards Heath RH16 4XH

Guide Price £275,000-£285,000 ... Leasehold

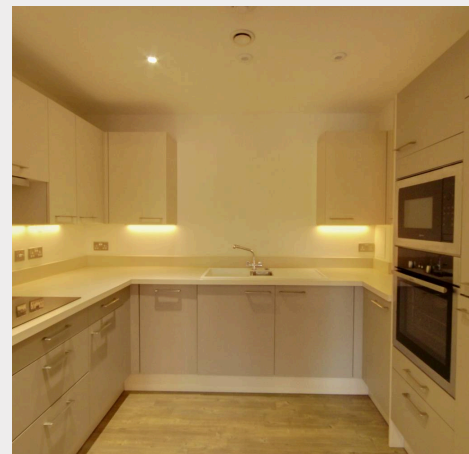


**MANSELL
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A very spacious 1 bedroom first floor apartment in this desirable retirement complex on the western edge of the town centre adjoining Beech Hurst Gardens where the residents enjoy some fantastic facilities including a café, lounge, library, guest suite and beautiful gardens with lots of seating areas.

- Very spacious (71 sq.m) first floor east facing apartment
- Part of an amazing retirement complex
- Great communal facilities, including a café
- Easy walk to town centre - Access onto Beech Hurst Gardens
- Very spacious L-shaped lounge/dining room
- Beautiful kitchen with full range of appliances
- Enormous bedroom & en-suite wet room
- Separate apartment for guests to use
- For sale with no onward chain
- EPC rating: B - Council Tax Band: B
- **Tenure:** leasehold 125 years from 01.09.2016
- **Ground rent:** £500 per annum reviewed every 25 years
- **Service charge:** £576.30 per month for the current year
- **Managing agents:** Anchor Hanover Group

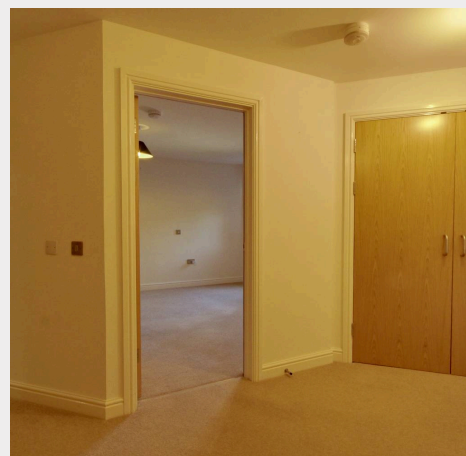


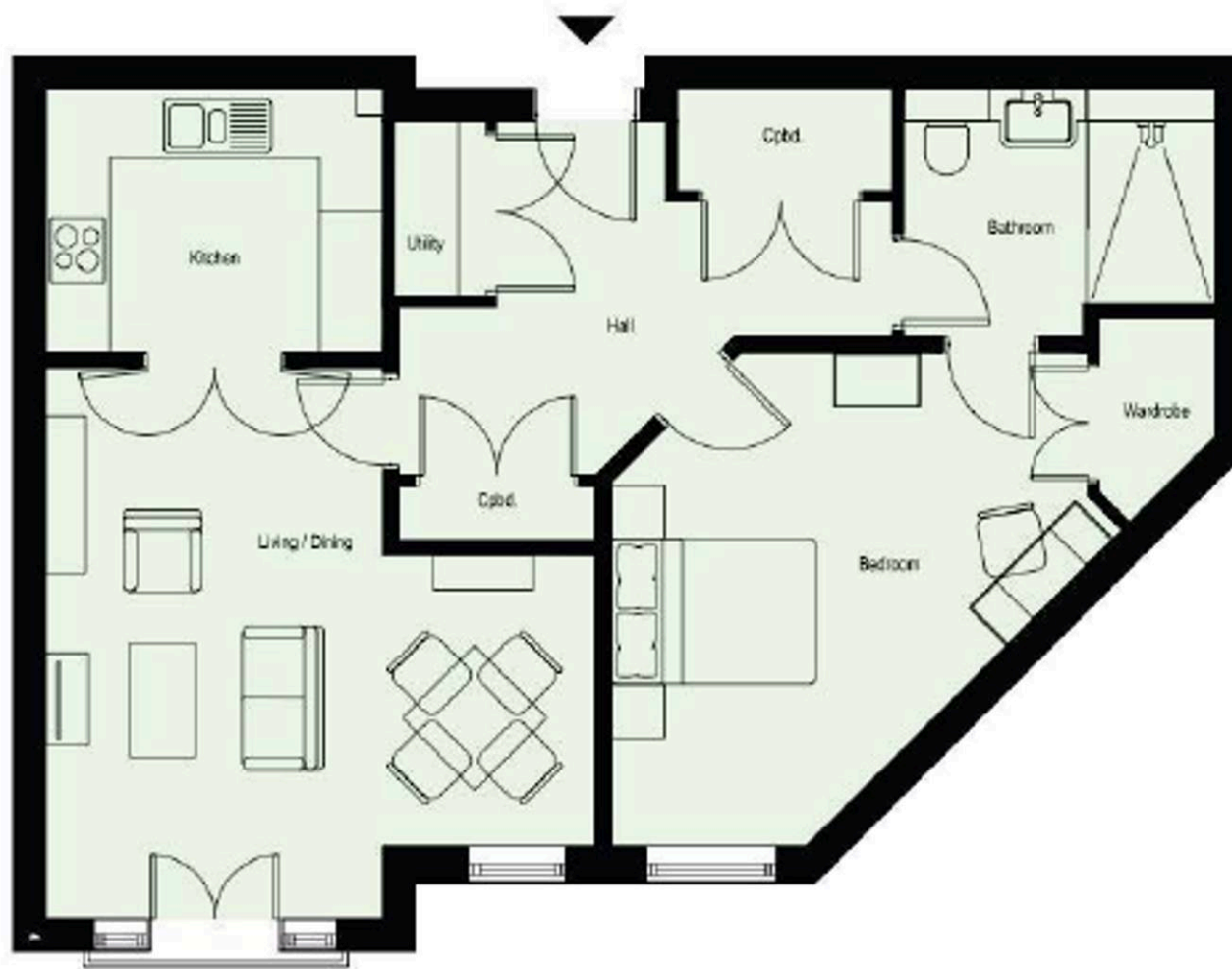
The property forms part of the Anchor Hanover retirement-built Hurst Place complex on the western edge of Haywards Heath town centre close to the borders of Cuckfield village. The complex adjoins Beech Hurst Gardens where there is a family restaurant/pub, wonderful gardens with children's play areas, a miniature steam railway, tennis courts and is home of Haywards Heath lawn bowls club. Countryside is virtually on the doorstep and Paiges Meadow is across the road providing some wonderful country walks. Cuckfield's village High Street is a 20-30 minute walk to the west where there are numerous shops, boutiques, restaurants, pubs and church. The town's fashionable Broadway with its numerous restaurants, cafes and bars is within easy walk whilst the town centre is as close where there is an extensive range of shops and stores. A regular bus service runs past the entrance to the development linking with the town, station and neighbouring districts.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 4.5 miles to the west at Bolney or Warninglid.

Distances on foot in miles:

Dolphin Medical Practice 0.1 The Broadway
restaurants and cafes 0.6 Haywards Heath railway
station 0.9 Cuckfield's picturesque village High Street
1.4 Brighton seafront 14 Gatwick Airport 14





Mansell McTaggart Haywards Heath

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