



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

Guide Price £425,000 - £450,000 ... Leasehold



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A sunny 2 bedroom, 2 bathroom top floor west facing apartment overlooking the communal gardens in this highly desirable retirement complex on the town's western edge adjoining Beech Hurst Gardens and opposite Paiges Meadow nature reserve yet within walking distance of the town centre and railway station. Hurst Place has some fantastic facilities for the resident owners to include a café, reception staff, lounge areas with doors out to the beautiful terrace and gardens, music and bridge room, hair salon, therapy room, library and a guest suite for family and friends to book and stay in.

- Second floor 2 bedroom apartment
- All rooms enjoying a sunny westerly aspect
- Lift service and staircase to all floors
- Spacious hall with several storage cupboards
- Fully fitted kitchen
- Sitting room with full length windows
- Master bedroom with en-suite shower room
- 2nd double bedroom & bathroom
- Parking space to rent (subject to availability)
- Plenty of free parking in Beech Hurst Gardens
- Gate into Beech Hurst Pleasure Gardens
- Next door to the new Age UK Centre
- For sale with no onward chain
- EPC rating: B - Council Tax Band: C
- Tenure: Leasehold 125 years from 01.09.2016
- Ground rent: £500 pa doubling every 25 years
- Service charge £576.40 per month
- Managing agents: Anchor
- Reception t: 01444 883000
- Residents need to be 65 years old

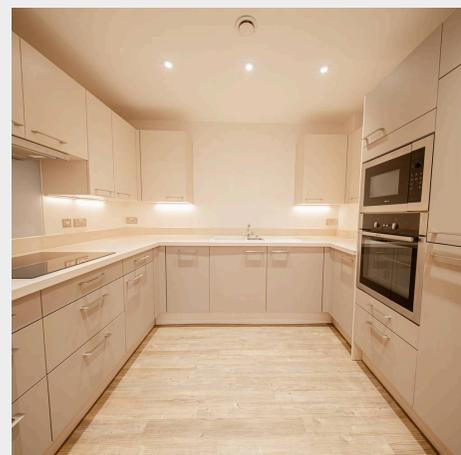


Kleinwort Close forms part of the Anchor retirement-built Hurst Place complex on the western edge of Haywards Heath town centre close to the borders of Cuckfield village. The complex is located opposite the glorious Paiges Meadow nature reserve and adjoins Beech Hurst Gardens where there is a family restaurant/pub, wonderful gardens with children's play areas, a miniature steam railway, tennis courts and is the 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, cafés and bars is within an easy 0.5 mile 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. The new AGE UK Centre and Bupa's Goldbridge Care Home is within the adjoining complex.

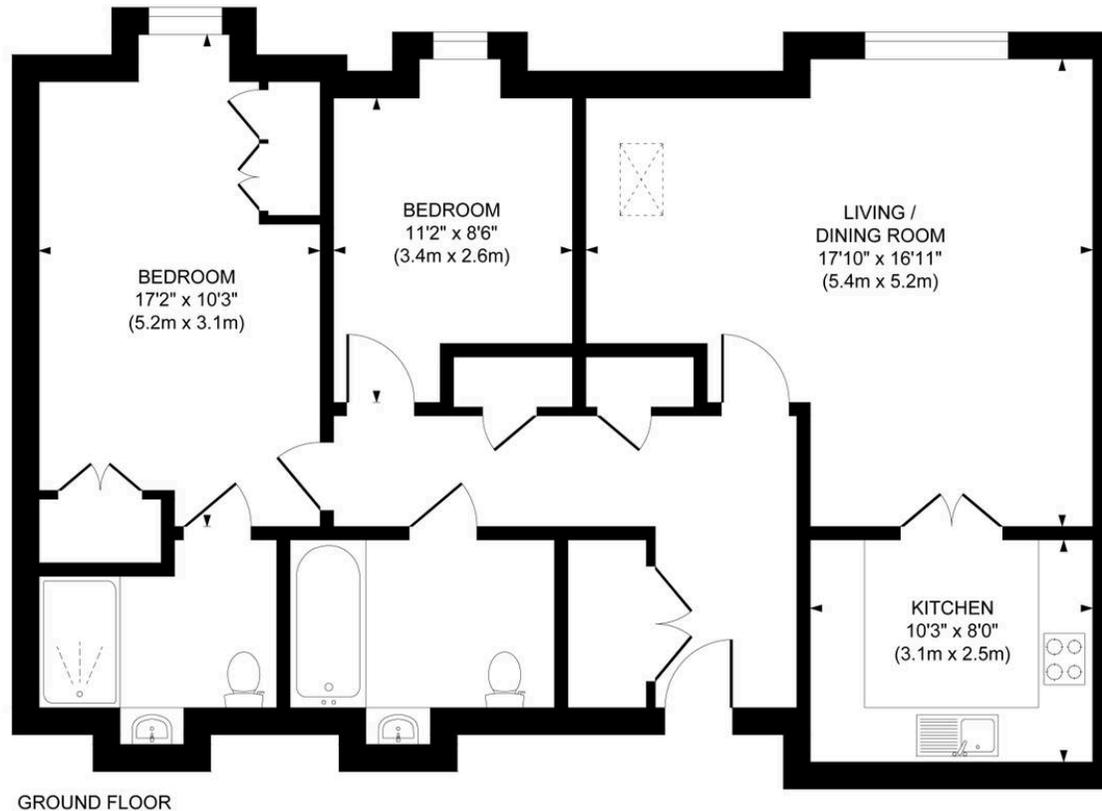
By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 4.5 miles to the west at Bolney or Warringlid.

**Distances on foot in miles:**

Dolphin medical practice 0.2, The Broadway restaurants and cafés 0.6, Haywards Heath railway station 0.9, Cuckfield's picturesque village High Street 1.4, Brighton seafront 14 & Gatwick Airport 14



Approximate Gross Internal Area  
903 sq. ft / 83.91 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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