



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

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



**MANSELL
McTAGGART**
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A 2 bedroom top floor south facing apartment in this town centre complex for those over the age of 60 enjoying a sunny south facing aspect with views to the South Downs and being ideally placed within 200 yards of Marks & Spencer and The Orchards Shopping Centre where residents enjoy a high degree of security and wonderful facilities including a communal lounge with coffee-making area, beautiful gardens, the services of the friendly manager and a guest apartment for friends and family to use. Guest apartment: located on the ground floor and available to friends and family to stay at a cost of £40 per night (approx.) Owners are able to stay in the guest suite of any Churchill Development in the UK at the same nightly charge.

- Sunny south facing town centre apartment
- One occupant has to be at least 60 years of age – the other at least 55
- Lift service and staircase to all floors
- House manager on site Monday – Friday
- 24 hour emergency pull cord emergency service
- Double aspect living room with views
- Separate kitchen with full range of appliances
- 2 double bedrooms, shower room, separate WC
- Car park at rear of building – pretty gardens
- For sale with no onward chain
- EPC rating: C – Council Tax Band: C



- Tenure: Leasehold – 125 years from 01.12.2016
- Ground rent* currently £882.86 per year – next review 30.12.2030 (Reviewed every 10 years).
*Under the Leasehold Reform Act all ground rents should be charged at a maximum of £250 per year from 2028
- Service charge: For the 6 month period 01.12.2025–31.05.2026 = £2421.55
- Managing agent: Churchill Estates Management T: (01425) 888910
- House manager: Glyn Shepherd
- T: 01444 476800

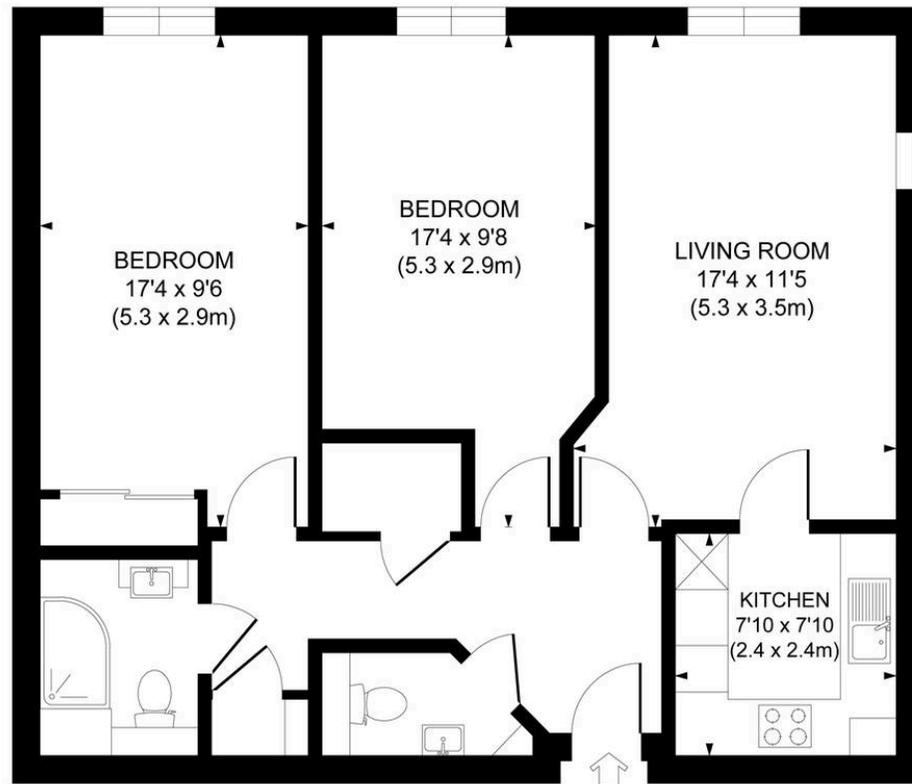
LOCATION:

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.



Approximate Gross Internal Area
763 sq. ft / 70.93 sq. m



SECOND FLOOR

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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