



42 Petlands Lodge, 1 Church Road, Haywards Heath RH16 3NY  
£375,000 ... Leasehold



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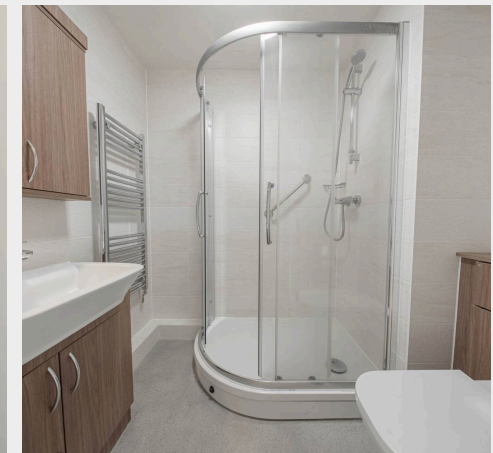
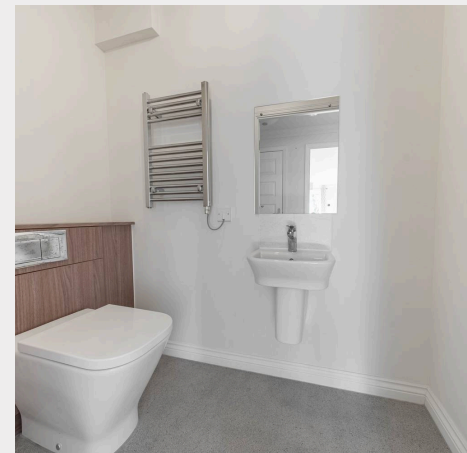
A 2 bedroom top floor apartment quietly situated at the rear of this desirable town centre retirement complex overlooking the gardens and enjoying distant views to the north. Petlands Lodge is ideally placed within 200 yards of Marks & Spencer and The Orchards Shopping Centre. Residents enjoy a high 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 and is 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 nightly charge.

- Top floor town centre retirement 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 hr emergency pull cord service
- Double aspect living room with fabulous views
- Separate kitchen with full range of appliances and windows with views
- 2 double bedrooms, shower room, cloakroom
- Car park at rear of building - pretty gardens
- For sale with no onward chain
- EPC rating: C - Council Tax Band: C



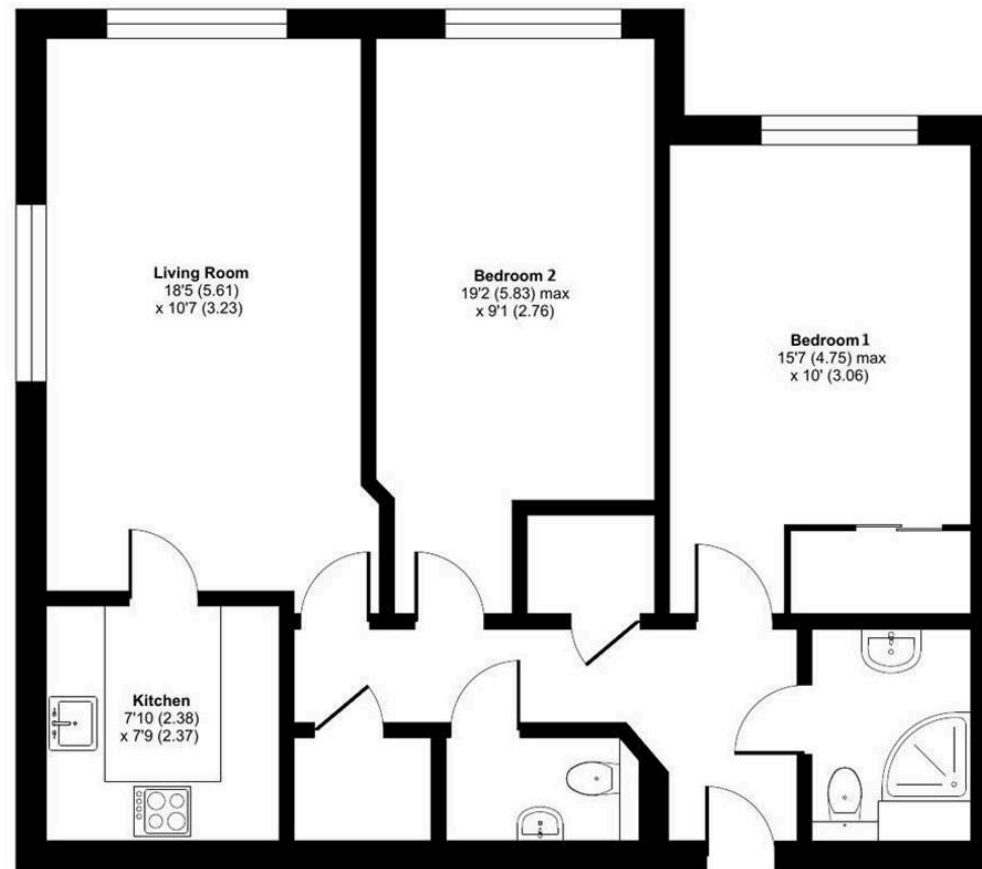
- **Tenure:** Leasehold – 125 years from 01.12.2016
- Ground rent\* currently £882.86p er year – next review 30.12.2030 (Reviewed every 10 years).
- \*Under the Leasehold Reform Act, ground rents should be charged at a maximum of £250 per year from 2028 – awaiting decision
- Service charge: For the 6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


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 Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1384971

## Mansell McTaggart Haywards Heath

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