



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

Guide Price £285,000 - £300,000 ... Leasehold

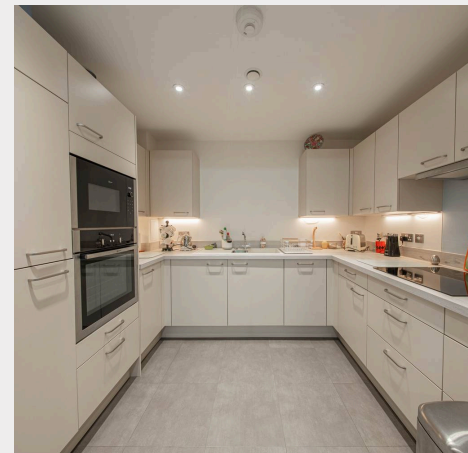


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A ground floor 1 bedroom retirement apartment with its own patio area situated in this desirable complex for the active elderly who enjoy some wonderful facilities including a café, lounge, games room, library, music room, a guest flat for family and friends to use and sunny gardens, located on the western edge of the town centre adjoining Beech Hurst Gardens

- A slightly larger than average 1 bedroom apartment (734 ft.²)
- Situated on the ground floor with its own patio
- L-shaped lounge/dining room with patio doors
- Beautiful kitchen with full range of appliances
- Hall with wardrobes & utility cupboard
- Generous bedroom with wardrobes
- Impressive shower/wet room with window
- 24 hour emergency pull cord careline system
- Reception team on duty during working hours - Fantastic facilities for all types of resident
- 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 year doubling every 25 years
- Service charge: £594.13 per month
- Managing agents: Anchor Hanover Group, 2 Goodwin Street, Bradford, BD1 2ST
- Hurst Place reception desk: Tel: 01444 883000



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.

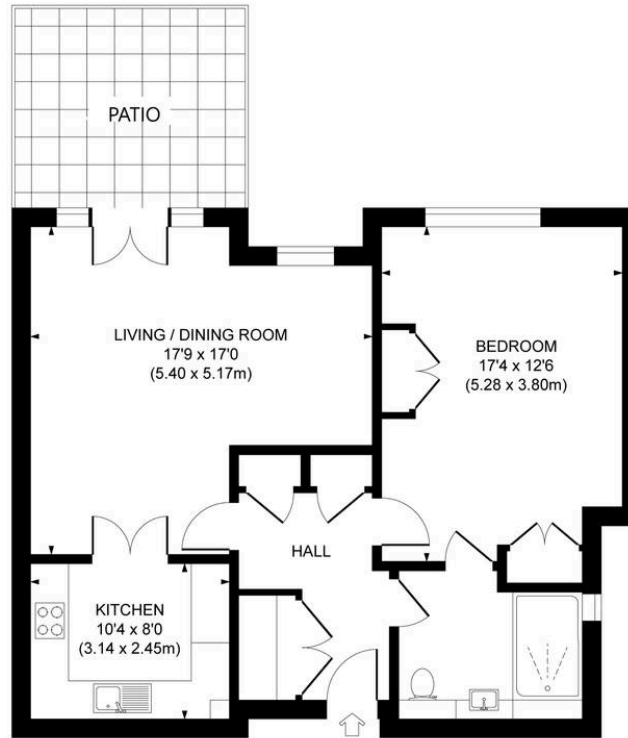
Distances on foot in miles:

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



Approximate Gross Internal Area

734 sq. ft / 68.26 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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