

# Hurst Place

Kleinwort Close, Haywards Heath



This attractive ground floor apartment has a West-facing patio, offering views across the side garden. The spacious living/dining room has a feature fireplace and double doors to a stylish kitchen with integrated appliances. There are two double bedrooms, one with a fitted wardrobe and an ensuite, plus an additional bathroom with an over-bath shower.

**One Reception / Kitchen / Two Bedrooms / Two Bathrooms / Hallway / Patio**

## £475,000



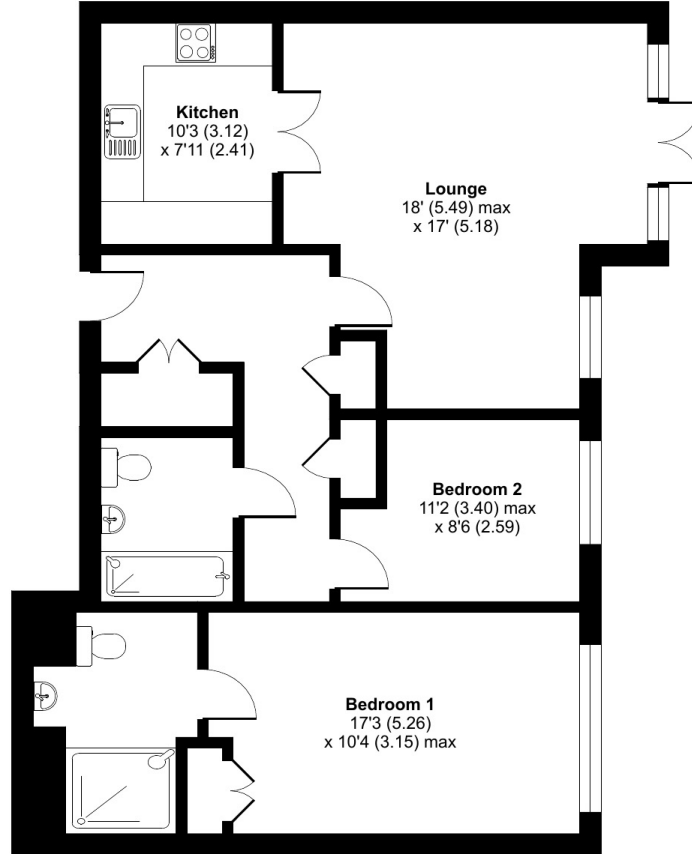
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# Hurst Place

"We are very happy with our new home and the welcome we've received convinces us that we've really made the right choice. We are now looking forward to enjoying our new life here."



Approximate Area = 910 sq ft / 84.5 sq m  
For identification only - Not to scale



GROUND FLOOR

## Key Facts

- Lease: **125 years from 1<sup>st</sup> May 2017**  
(approx. 118 years remaining)
- Service Charge: **£586.78 pcm (£135.41 pw)**  
(from 1st April 2024, reviewed annually)
- Ground Rent: **£500 per year**  
(payable on the 1st April each year and reviewed every 25 years, next review 2042)
- Council Tax band: **C**
- Sinking Fund: **3% on sale**
- Age Criteria: **Sole occupiers, or at least one partner in a couple, must be aged 65 or over**
- Energy rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Hurst Place

Hurst Place is a beautiful development of luxurious apartments and courtyard houses, each with its own unique features and view, but all sharing the same high standard of finish with access to beautiful gardens, communal areas and facilities. Hurst Place has been specifically designed to meet the needs of older people and is a place where comfort, community and complete peace of mind come as standard. Located in Haywards Heath in West Sussex overlooking the Downs, you are close to excellent local facilities, including the Blunts Wood Nature Reserve and Beech Hurst Gardens.

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