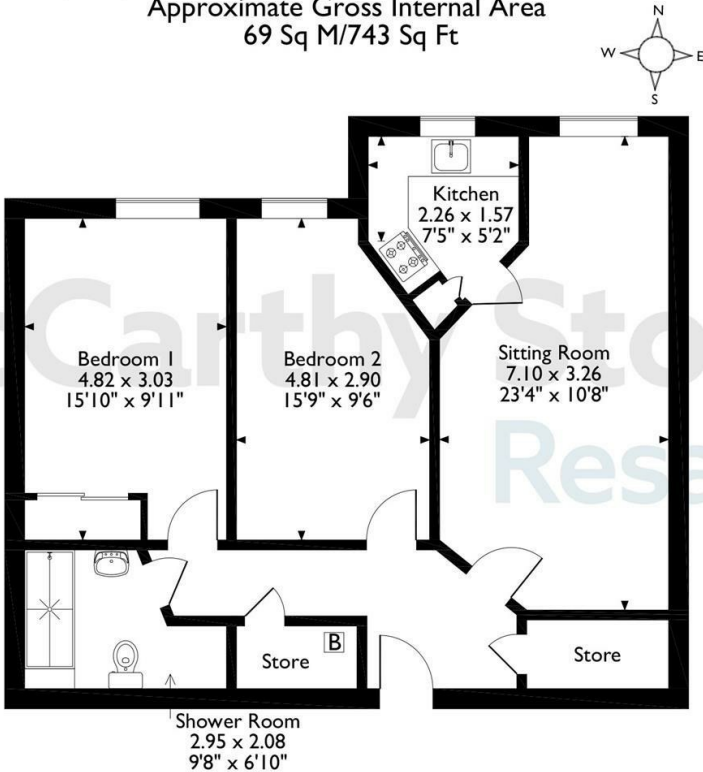
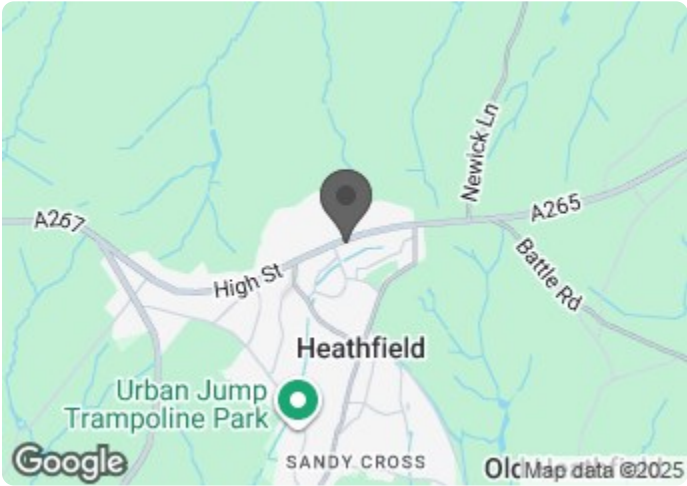


19 Ridgeway Court, Mutton Hall Hill, Heathfield, East Sussex
Approximate Gross Internal Area
69 Sq M/743 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



19 Ridgeway Court

Mutton Hall Hill, Heathfield, TN21 8NB



Asking price £225,000 Leasehold

A generously sized TWO bedroom apartment situated on the desirable FIRST floor, which boasts step free access to the communal gardens. This apartment boasts a kitchen with INTEGRATED APPLIANCES, two double bedrooms and shower room. Ridgeway Court, a McCarthy Stone retirement living development is nestled in Heathfield and features a homeowner's lounge where SOCIAL events take place, landscaped gardens and a laundry room.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Ridgeway Court, Mutton Hall Hill, Heathfield

Ridgeway Court
Ridgeway Court is a Purpose Built Retirement Living Development for the over 60s, built by McCarthy and Stone.

There is a House Manager on site during office hours and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the apartment for peace-of-mind.

The development communal facilities include; a Homeowners' lounge where social events take place, lovely landscaped gardens, a well equipped laundry room, a mobility scooter charging and storage room, and a guest suite for visitors who wish to stay (additional charges apply).

It is a condition of purchase that all residents meet the age requirement of 60 years.

Local Area
Ridgeway Court is situated in an ideal location in the market town of Heathfield. The main high street is just a few hundred meters away, with all the services, local shops and amenities you need. There are bus services to Eastbourne or Tunbridge Wells.

Living Room
A light and spacious living area with ample room for dining and comfortable seating. Large double glazed windows to the rear providing views over the communal gardens. Neutrally decorated and carpeted throughout. Raised power sockets and TV point for convenience. Partially glazed door leading to separate kitchen.

Kitchen
A fully fitted kitchen with a range of wooden effect wall and base units for ample storage with roll top worksurfaces over. Integrated appliances to include: fridge/freezer (newly installed in 2025), washer/dryer, waist height electric oven, four ring electric hob with extractor hood over. The stainless steel sink with chrome mono lever mixer tap sits beneath the double glazed window. Tiled splashbacks and flooring throughout.

Master Bedroom
Generously sized double bedroom, neutrally decorated and carpeted throughout. This room boasts a built in sliding mirrored

wardrobe providing hanging space and shelving. Raised power sockets.

Bedroom Two
A generously sized double bedroom, neutrally decorated and carpeted throughout. Large double glazed window to rear. This room could be utilised as a second dining area, study or hobby room. Raised power sockets.

Shower Room
A fully fitted suite, tiled from floor to ceiling. Comprising; low level walk-in shower with glass screen, W/C, basin with vanity unit below and wall mounted mirror above. Ceiling spotlights, 24/7 emergency pull cord and wall mounted grab rails.

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

- Fibre to the Cabinet Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window

2 Bed | £225,000

- cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
 - Monitored fire alarms and door camera entry security systems
 - Maintaining lifts
 - Heating and lighting in communal areas
 - Underfloor heating in the apartment
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £5,317.68 per annum (up to financial year end 31/03/2026).

Leasehold
Lease Length: 125 years from 2012
Ground Rent: £495 pa
Ground rent review: Jun-27

Parking
A car parking permit scheme applies, check with the House Manager for availability.

