



**Birchgrove Road
Haywards Heath, RH17 7BS**

**From
£375,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

**Birchgrove Road,
Haywards Heath, RH17 7BS**



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6 FLATS AVAILABLE Flat 1 £375,000 | Flat 11 & 13 £390,000 |
Flat 14 & 23 £395,000 | Flat 24 £399,950

LOCATION

Situated in the scenic village of Horsted Keynes, with breathtaking views of the surrounding landscape, Westall House - Independent Living has been designed for you to live completely self-sufficiently in your own space, alongside communal hubs to socialise and connect with your neighbours.

PROPERTY

Our fully accessible one and two bedroom apartments take into account your current and future needs with modern features throughout. Each apartment has an individual, secure entry with their own front door and are completed with open plan living, dining and kitchen area, wet room and plenty of storage. As well as this each apartment has an on-call system for added peace of mind.

A monthly service charge will cover the cost of maintenance of your apartment and the shared community areas, such as the communal lounges and dining room, which you can enjoy at lunchtime and dinner. The only other additional costs are for some utilities (electricity and council tax).

OUTSIDE

The gardens are fully maintained and accessible, providing a great outside space for you to spend time in, or simply appreciate from your window. The village has many amenities including a village shop, St Giles Church and The Crown and Green Man pubs. There's also Sheffield Park Gardens, the Bluebell Railway, Heaven Farm, Wakehurst Place and the Princess Royal Hospital.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: tbc

Annual Service Charge & Ground Rent: £9,053.64

Service Charge/Ground Rent Review Period: tbc

AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

6 minute walk



Shops

Horsted Keynes Store
0.5 miles



Trains

Haywards Heath
5.4 miles



Airport

Gatwick
15.3 miles



Roads

M23
12.3 miles



Sport & Leisure

The Dolphin
5.5 miles



Rental Income

n/a



Schools

n/a



Broadband

Up to 67 Mbps

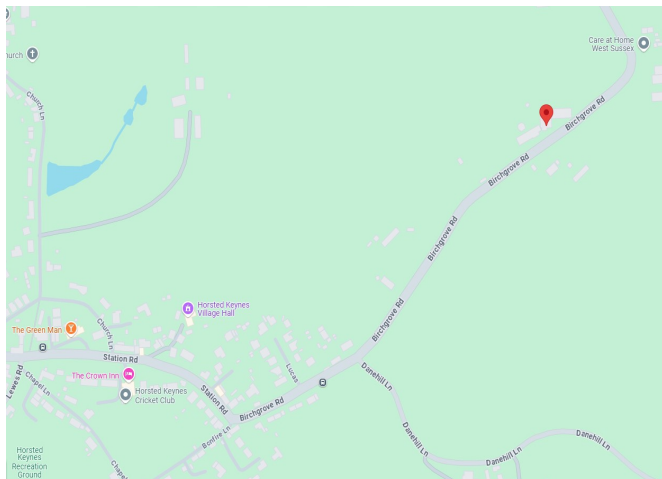


Council Tax

Band C



Map Location



Total Approximate Floor Area

736 sq ft / 68 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(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

Viewing arrangements by appointment through Brock Taylor

01444 474447
hhsales@brocktaylor.co.uk



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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

