



12 Kleinwort Close, Haywards Heath, West Sussex RH16 4XG

Guide Price £400,000 - £425,000



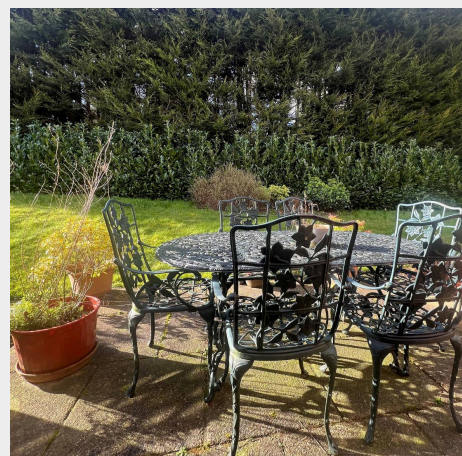
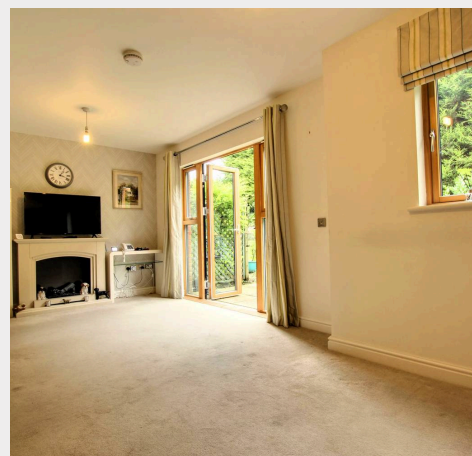
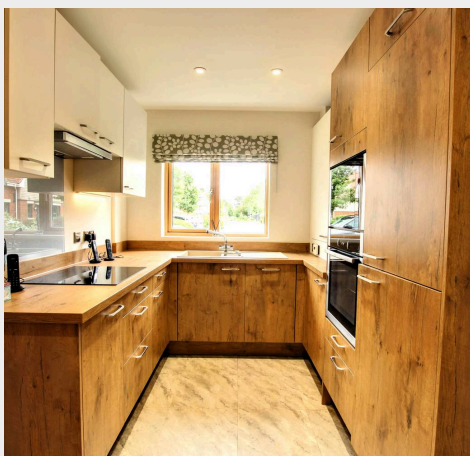
**MANSELL  
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A 2 bedroom, 2 shower rooms chalet style house in this popular retirement complex on the edge of the town with an allocated parking space and West facing patio garden on the edge of the town with access to some fantastic facilities including a café/restaurant, residence lounge, hair salon, games and music room, treatment/therapy suite, library and a family/friends guest flat.

- 2 bed Mews house in desirable retirement complex
  - Private south facing patio garden
  - Allocated parking space directly in front
  - Fantastic residents facilities and gardens adjoining Beech Hurst Gardens
  - Easy walk into town & on a bus route
  - Close to countryside (opposite Paige's Meadow)
  - Big kitchen/dining room with appliances
  - Separate living room with doors out to patio & gardens
  - Ground & first floor shower room suites
  - 2 very generous double bedrooms with fitted wardrobes
  - For sale with no onward chain
  - **Tenure:** Leasehold – 125 years from 01.09.2016
  - **Ground rent:** £500 per year reviewed every 25 years
  - **Service charge:** £650 per month (tbc)
- Managed by Anchor Hanover Group  
reception Team: T: 01444 883000
- EPC rating: B – Council Tax band: D



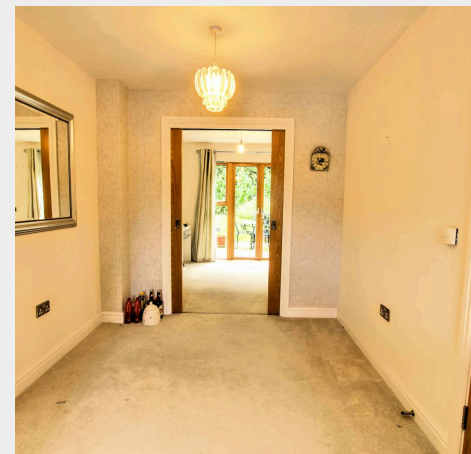


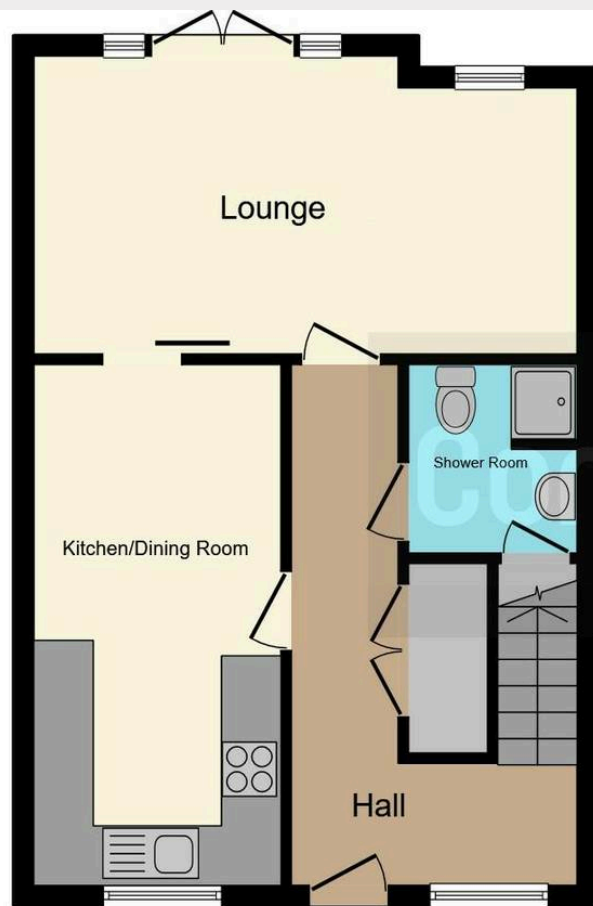
Kleinwort Close forms part of the Anchor Hanover retirement-built Hurst Place complex on the western edge of Haywards Heath town centre within a short walk of local pubs, restaurants and town centre. The complex adjoins Beech Hurst Gardens where there is a family restaurant/pub, wonderful gardens with 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 1.25 mile 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 including a Marks & Spencer store. Within the grounds is the new AGE UK Centre and BUPA's fabulous Goldbridge Care Home. A regular bus service runs past the entrance to the development linking with the town, station, the Princess Royal Hospital 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.

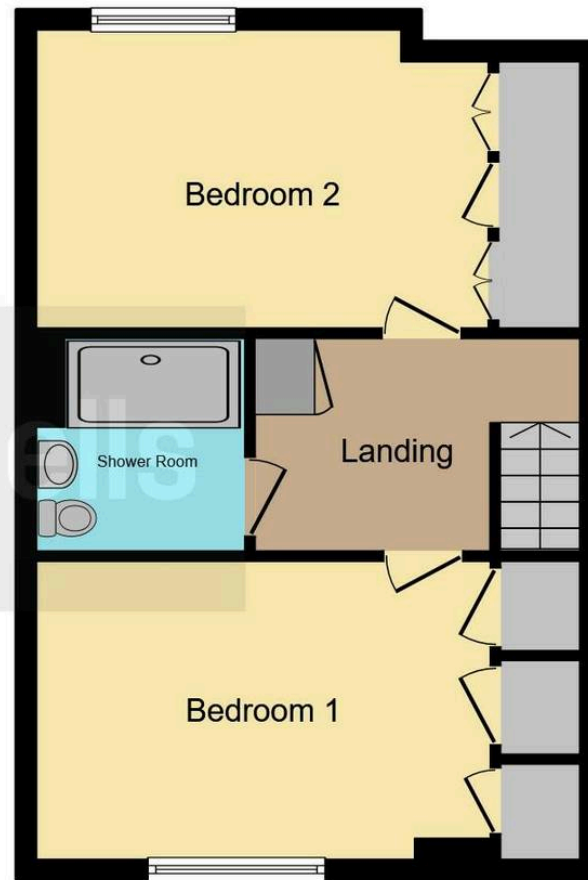
**Distances on foot in miles:**

Dolphin Medical Practice 0.2, The Broadway restaurants and cafes 0.6, Haywards Heath railway station 0.9, Waitrose (0.9), Cuckfield's picturesque village, High Street 1.4, Brighton seafront 14, Gatwick Airport 14





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Mansell McTaggart Haywards Heath

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