



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

£275,000 ... LEASEHOLD

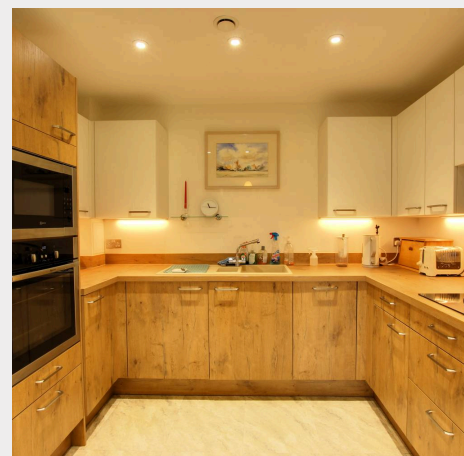
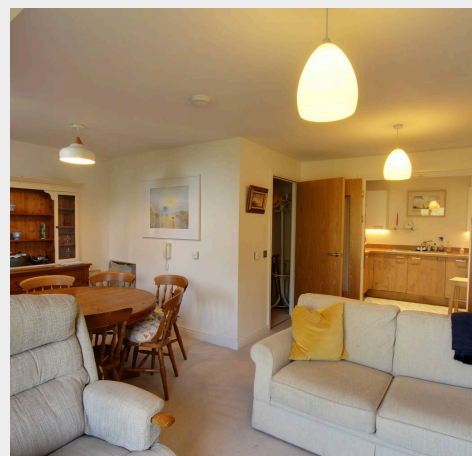


**MANSELL  
McTAGGART**  
Trusted since 1947



A very spacious top floor retirement apartment of 700 ft.<sup>2</sup> in this fabulous modern complex on the edge of the town adjoining Beech Hurst Gardens and within a very pleasant stroll to the town centre and shops. The residents enjoy some fantastic facilities including a café, lounge, various activities, music/bridge room, a library, a guest flat for family and friends to use, excellent security and reception staff plus 24 hour emergency care line service.

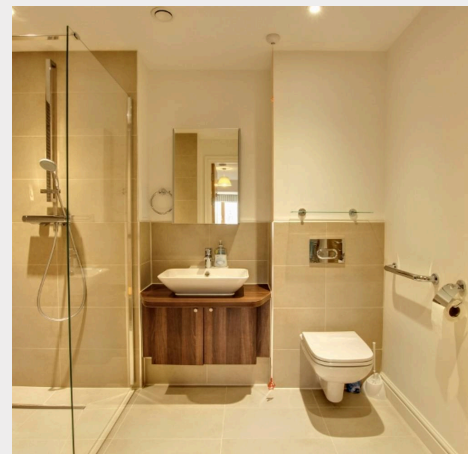
- Substantial top floor retirement apartment
- Luxury hotel-style facilities for all residents to enjoy
- Adjoining Beech Hurst Gardens & the new Care UK centre
- Very close to countryside and parkland
- Large L-shaped lounge/dining room with views
- Fully equipped kitchen with integrated appliances
- Big double bedroom with fitted wardrobes
- Super-sized wet room-style shower
- Plenty of storage and utility cupboard
- For sale with no onward chain
- EPC rating: B - Council Tax Band: B
- **Tenure:** Leasehold – 125 years from 01.09.2016
- **Ground rent:** £500 pa – reviewed every 25 years
- **Service charge:** From 1st April 2025 the monthly service charge has increased to £691.36  
Managed by Anchor Hanover
- **Reception:** (01444) 883000



Kleinwort Close 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 is located opposite the glorious Paiges Meadow nature reserve and 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 the 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, cafés 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 Warminglid.

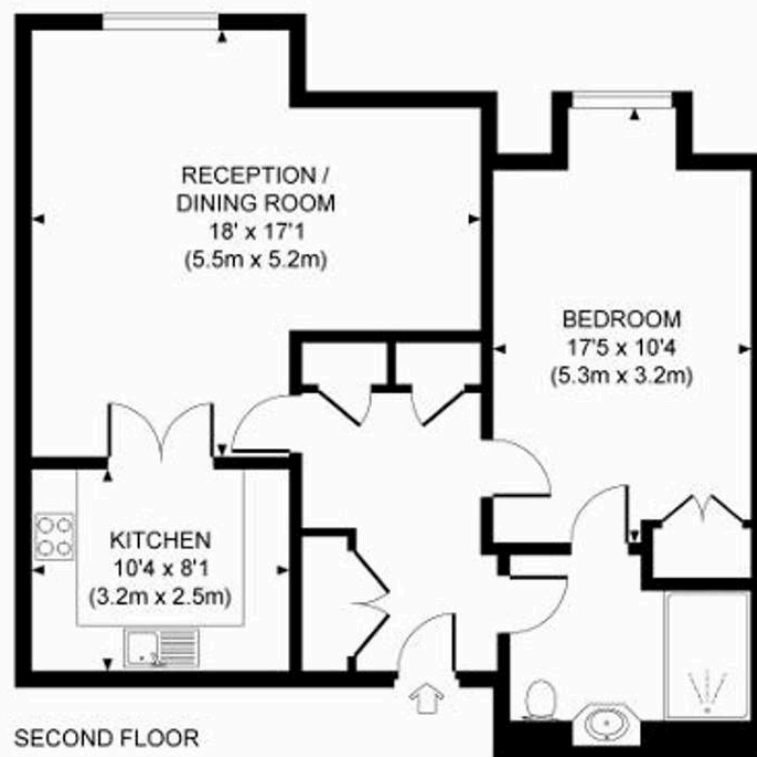
**Distances on foot in miles:**

Dolphin medical practice 0.2, The Broadway restaurants and cafés 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  
691 sq ft / 64.2 sq m



## Mansell McTaggart Haywards Heath

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