



6 Church Court, Church Road, Haywards Heath, West Sussex RH16 3UE

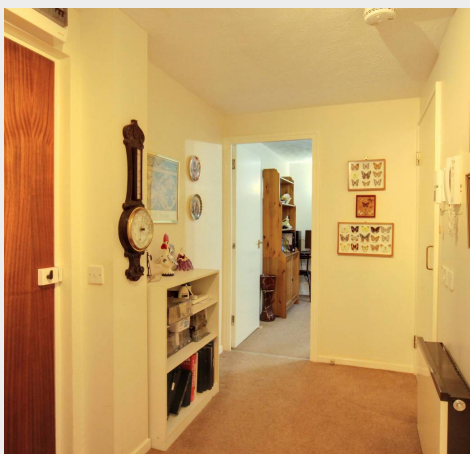
Guide Price £165,000

**MANSELL  
McTAGGART**  
Trusted since 1947



A 2 bedroom ground floor flat in this town centre retirement complex very close to the Orchards Shopping Centre where residents enjoy excellent security, the services of the friendly house manager, a communal lounge, laundry, guest apartment, pretty courtyard gardens and car parking.

- Well presented ground floor 2 bedroom apartment
- Town centre retirement complex close to shops
- Occupants must be 60+ years of age
- Clean and neutral decorative order throughout
- Good size lounge with separate kitchen
- Shower room fitted with white suite
- Double glazing – emergency pull cords
- Residents’ car park
- Guest apartment for family and friends to stay (£10 per person per night)
- Communal lounge, laundry and friendly manager
- Within 150 yards of the Orchards Shopping Centre
- Short walk of railway station via Clair Park
- For sale with no onward chain
- EPC rating: D – Council Tax Band: B



**Tenure:** there has been a 90 year extension to the original lease which now expires in 2174 (150 years remaining)

**Ground rent:** non-payable (Peppercorn)

**Service charge:** £751.29 per quarter (£3005.00 pa)

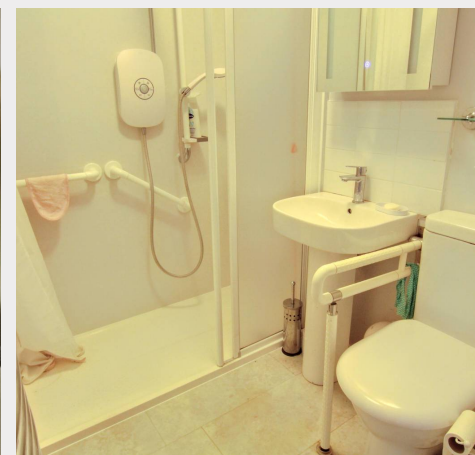
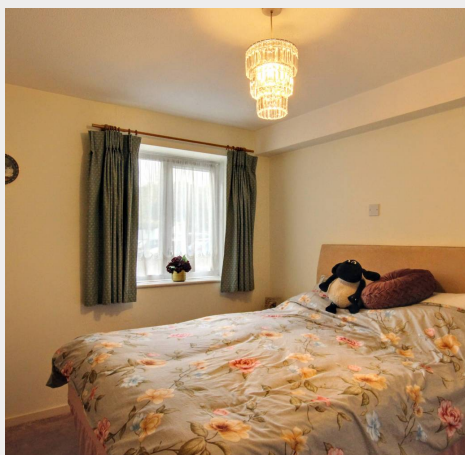
**Managing agents:** Homegroup Ltd

**House manager:** Janette Lands T: 07467 990320

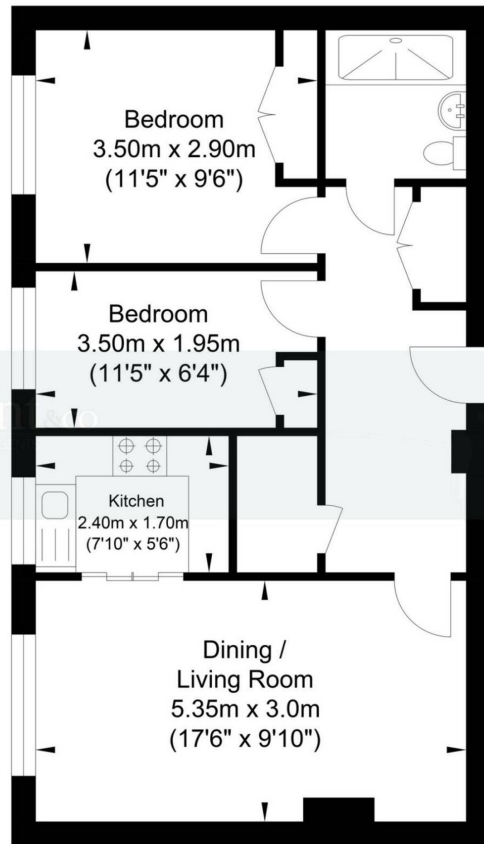
**Location:**

Church Court is situated at the eastern end of Church Road within 250 yards of the Orchards Shopping Centre and its excellent range of shops and stores including Marks & Spencer. All the town's facilities are within a short walk and include the other shopping areas of South Road, the Broadway with its extensive range of restaurants, cafes and bars and the railway station (just over half a mile distant) which can be accessed on foot via Clair Park. Clair Park has beautiful ancient woodland and is also the home of Haywards Heath Cricket Club.

By road, access to the major surrounding areas (Gatwick Airport, Brighton and the M25) can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warringlid.



## Church Road, Hayward's Heath



Approximate Floor Area  
567.25 sq ft  
(52.70 sq m)

Approximate Gross Internal Area = 52.70 sq m / 567.25 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Haywards Heath

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