



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

Guide Price £500,000-£525,000



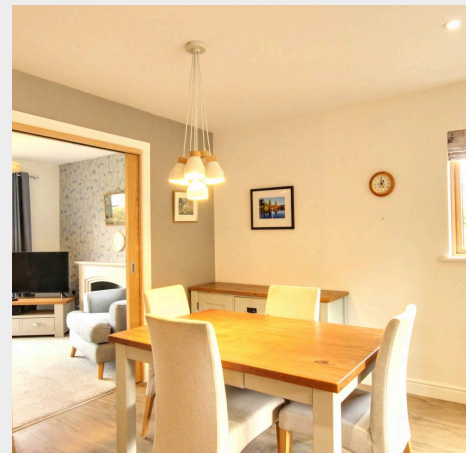
**MANSELL  
McTAGGART**  
Trusted since 1947





One of the larger (1100 ft.<sup>2</sup>) end of terrace mews houses with their own patio and garden access in this highly desirable retirement complex on the edge of the town centre close to glorious countryside, woodland, the New Age UK Centre and within an easy walk to the town centre. Residents enjoy some wonderful facilities including a café, lounge, library, well-being/therapy room, hair salon, guest apartment for family and friends and a friendly community spirit for the active elderly.

- Spacious mews house in retirement complex
- On-site staff, managers – 24 hour emergency line
- Residents need to be 60 years of age or older
- Immaculate and neutral decorations throughout
- Living room with doors onto patio and gardens
- Fully equipped kitchen/dining room
- 2 large bedrooms & 2 luxurious shower rooms
- Stairlift available by separate negotiation
- Allocated & visitors parking space directly outside
- For sale with no onward chain
- EPC rating: B – Council Tax Band: D

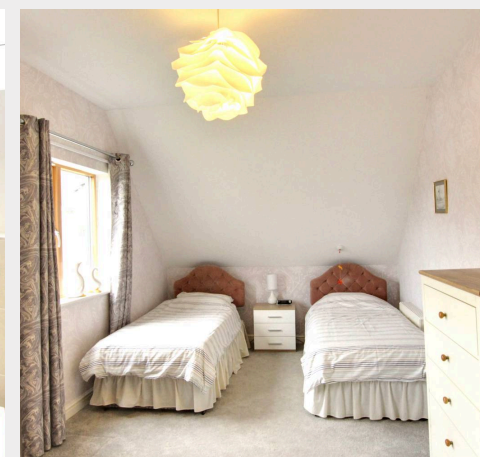


- **Tenure:** Leasehold – 125 years from 01.09.2016
- **Ground rent:** £500 pa reviewed every 25 years
- **Service charge:** £650.00 per month (tbc)
- **Managed by** Anchor Hanover Group

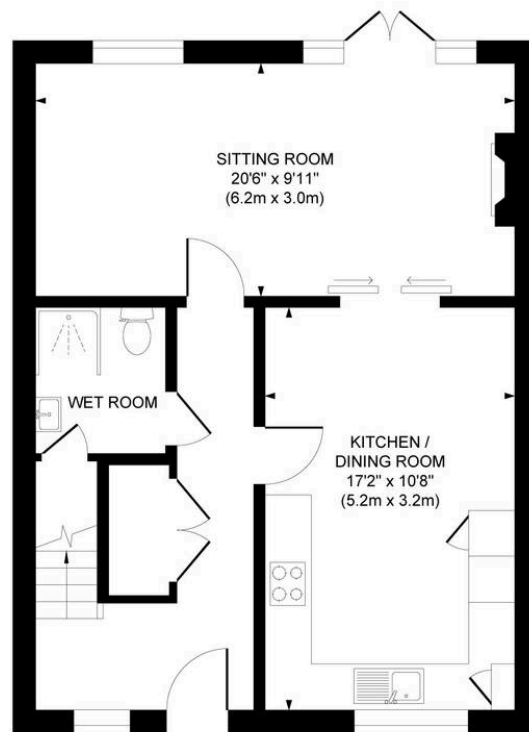


Kleinwort Close forms part of the Anchor Hanover retirement-built Hurst Place complex on the western edge of Haywards Heath town centre within a short walk of local pubs, restaurants and town centre. The complex adjoins Beech Hurst Gardens where there is a family restaurant/pub, wonderful gardens with 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.

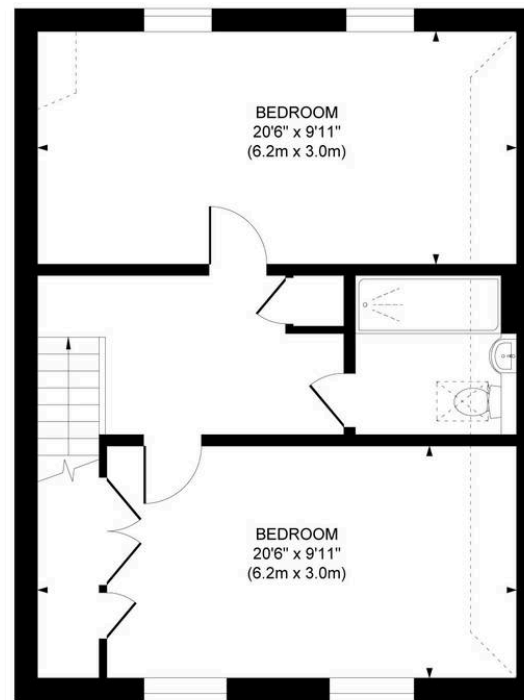
**Distances on foot in miles:** Dolphin Medical Practice 0.2, The Broadway restaurants and cafes 0.4, Haywards Heath railway station 0.7, Waitrose 0.7, Cuckfield's picturesque village High Street 1.4, Brighton seafront 14, Gatwick Airport 14



Approximate Gross Internal Area  
1131 sq. ft / 105.08 sq. m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP

01444 456431

[hh@mansellmctaggart.co.uk](mailto:hh@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.