



14 Petlands Lodge, 1 Church Road, Haywards Heath, RH16 3NY

£275,000 ... Leasehold



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An upper ground floor west facing 1 bedroom retirement flat with its own sunny balcony in this well managed town centre retirement complex where residents benefit from some fantastic facilities, a communal lounge, the services of a friendly complex manager, a guest suite for family and friends to use, emergency care line service and car parking.

- Staircase and lift service to all floors
- All rooms enjoy a sunny westerly aspect
- 10'4" x 5'5" private west facing balcony
- Kitchen with integrated appliances
- Beautiful bedroom with fitted wardrobes
- Modern contemporary style shower room suite
- Large walk-in storeroom
- Residents car parking – permit required
- EPC rating: C – Council Tax Band: B
- **Tenure:** leasehold 125 years from 01.12.2016
- **Ground rent:** currently £812.23 per year which is reviewed every seven years – next review – 1st December 2030
- **Service charge:** for the 6 month period 01.12.2024– 31.5.2025 – £1,500 covering both waste and domestic water rates upkeep of the gardens, communal areas cleaning, electricity and heating of all communal areas, buildings, insurance window cleaning, emergency care line equipment, contributions to the sinking fund and the salary and services of the friendly complex manager
- **Manager:** Vanessa Conroy T: 01444 476800
- **Managing agents:** Millstream Management Services Limited T: (01425) 888910

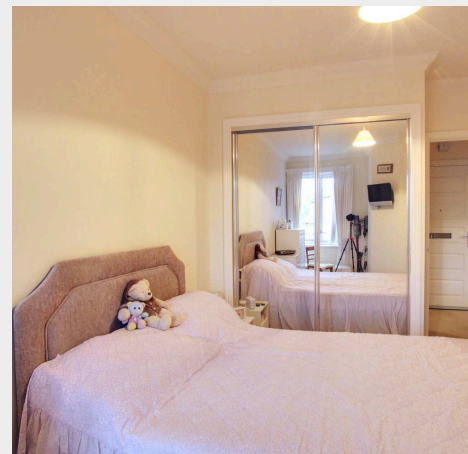
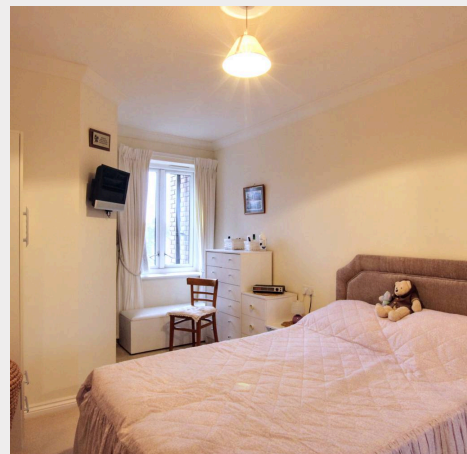


Occupation: The main occupier should be at least 60 years of age and a partner can be at least 55 years of age

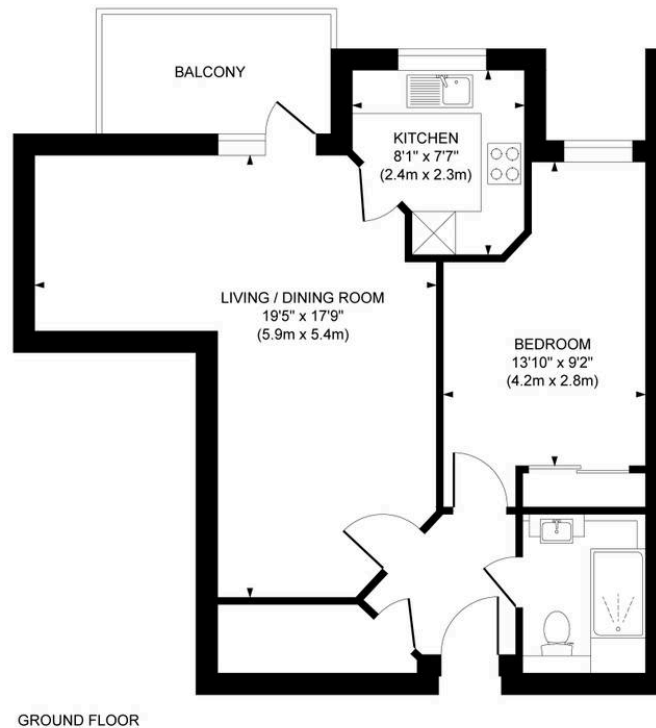
Location: Petlands Lodge is located opposite St Wilfrid's Church on Church Road just to the north of the town centre's main shopping areas of The Orchards and South Road and just east of the Broadway where there are numerous restaurants, cafes and bars. Marks & Spencer is within 150 yards and there are several supermarkets including Waitrose, Tesco, Sainsbury's and Co-op close by.

There are several large parks close by and the railway station is just over half a mile distant on foot providing fast commuter services to London (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins).

By road, access to the major surrounding areas can be easily gained via the A272, B2112 and the A/M23. There is a regular bus service with stops close by.



Approximate Gross Internal Area
549 sq. ft / 50.97 sq. m



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.

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