



15 Hurst Place, Kleinwort Close, Haywards Heath, RH16 4XH

Guide Price ... £295,000 ... Leasehold



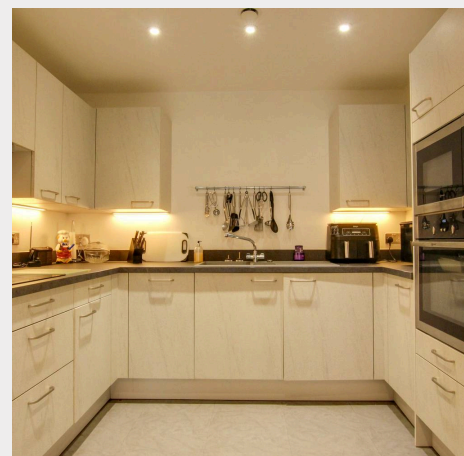
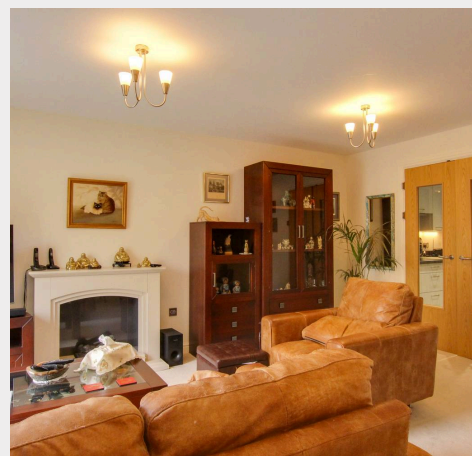
**MANSELL  
McTAGGART**  
Trusted since 1947





A luxurious and extra large 1 bedroom ground floor garden flat of 700 ft.<sup>2</sup> in this fabulous retirement complex for the over 60s with wonderful gardens and terraces, excellent facilities including a café/restaurant, lounge, bridge & music room, therapy and hair salon suites, library, high levels of security, emergency pull cords and the use of a guest suite. The complex is located on the western edge of town adjoining Beech Hurst Gardens with its miniature railway, tennis courts, bowls club, wonderful parkland grounds with coffee kiosk and a Harvester restaurant/pub.

- Ground floor garden flat in prime retirement complex with private patio
  - Great location adjoining Beech Hurst Gardens
  - Adjacent to medical surgery & new Age UK centre
  - Easy walk to town and railway station
  - Facilities including restaurant/cafe, lounge, music/bridge room, therapy rooms & library
  - Separate guest flat for friends/family private use
  - Wonderful gardens and close to glorious countryside
  - Fully managed complex with 24 hour Care Line
  - EPC rating: B - Council Tax Band: B
  - Tenure: Leasehold - 125 years from 01.09.2016
  - Ground rent: £500 per year
  - Service charge: from 1st April 2025 the monthly service charge has increased to £691.36
  - Managed by Anchor Hanover
- Reception: Tel: 01444 883000



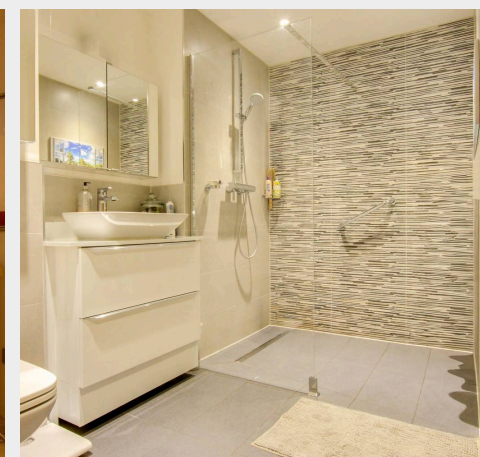


Kleinwort Close forms part of the Anchor Hanover retirement-built Hurst Place complex on the western edge of Haywards Heath town centre within a short walk of local pubs, restaurants and town centre. The complex adjoins Beech Hurst Gardens where there is a family restaurant/pub, wonderful gardens with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

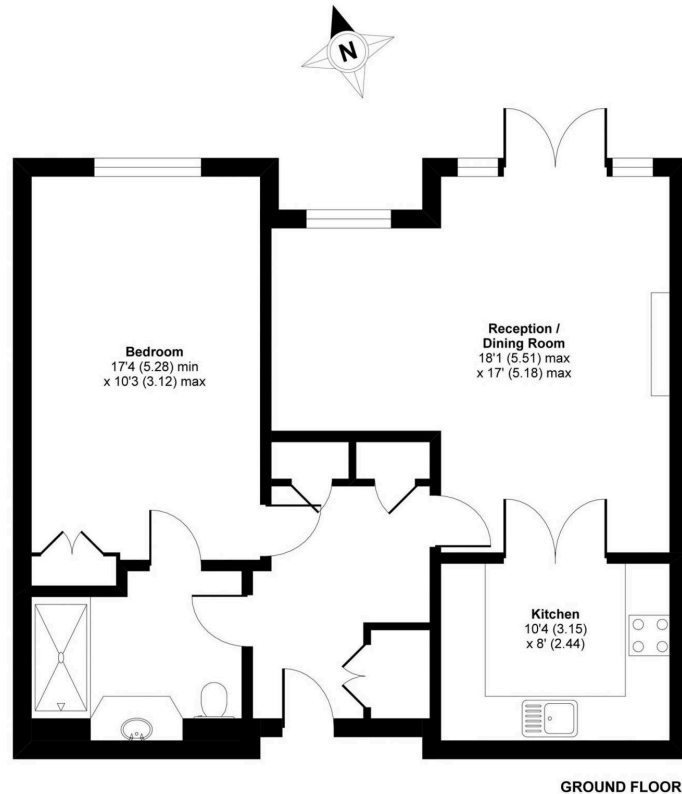
**Distances on foot in miles:** Dolphin Medical Practice 0.2, The Broadway restaurants and cafes 0.6, Haywards Heath railway station 0.9, Waitrose (0.9), Cuckfield's picturesque village High Street 1.4, Brighton seafront 14, Gatwick Airport 14



## Kleinwort Close, Haywards Heath, RH16

Approximate Area = 705 sq ft / 65.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Anchor. REF: 647078

## Mansell McTaggart Haywards Heath

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