



**Connells**

Church Court Church Road  
Haywards Heath



### Property Description

Being offered to the market with No Onward Chain this well maintained one bedroom apartment is ideally located on the ground floor of the highly regarded Church Court retirement complex, available to the over 60's.

Neutrally decorated throughout the apartment is comprised of a double aspect lounge with feature fireplace which leads through to the well equipped kitchen complete with wall and base units and double oven. The double bedroom is of a good size and benefits from built in storage and the shower room is fitted with a modern white suite and heated towel rail. There is also additional built in storage upon entry in the hallway.

Further property attributes include communal spaces including residents lounge, kitchen and garden, laundry room & guest room (available at an additional charge) and a secure entry phone system

The property is conveniently situated right next to Haywards Heath town centre and less than 1 mile from both the Princess Royal hospital and Haywards Heath train station (14 minutes to Brighton and 45 minutes to London Victoria). Unallocated residents parking is also available (with access barrier) as well as communal gardens, residents lounge and kitchen where regular social events take place, laundry room and a guest room (available for a nominal charge).

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

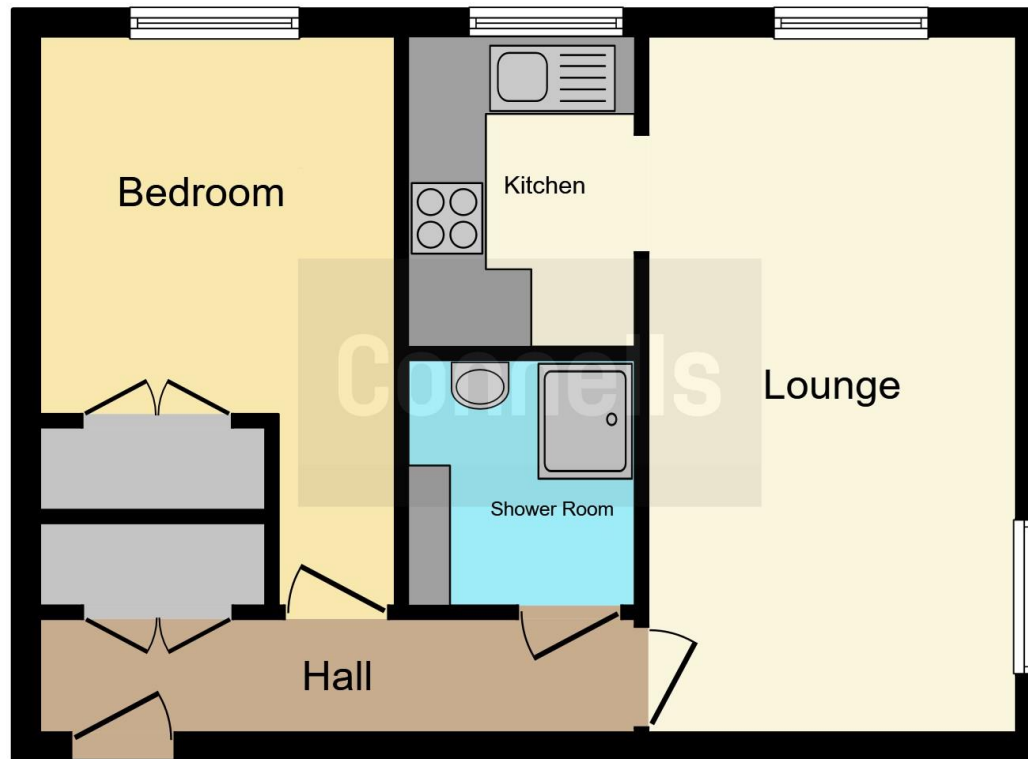
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01444 441 441**  
**E [haywardsheath@connells.co.uk](mailto:haywardsheath@connells.co.uk)**

135 South Road  
HAYWARDS HEATH RH16 4LY

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HAY405299](http://connells.co.uk/Property/HAY405299)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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