



18 Clover Court
Church Road, Haywards Heath. RH16 3UF

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Church Road, Haywards Heath. RH16 3UF**

£225,000

This bright and well planned first floor retirement flat forms part of an imposing purpose built development specifically designed for the active elderly offering residents both independence and security. This excellent flat enjoys a west facing balcony with an outlook to St Wilfrid's Church, has the benefit of slimline storage heating and double glazed replacement windows throughout. The accommodation incorporates 2 bedrooms, en suite shower room to the main bedroom, bathroom, living room and a well fitted kitchen. Clover Court has a lift, a house manager, a 24 hour call system (pull cord in each room) and the residents have the use of a communal lounge with kitchen, laundry, lovely enclosed courtyard garden at the rear with paved terrace and lawns, seating area to the front and there is a guest suite available at a nominal charge.

Clover Court is situated in a central location on level ground just a short walk to the town centre including The Orchards shopping thoroughfare which has several coffee shops and well known stores including Marks & Spencer. Also close by are local churches, several



banks, a modern medical centre, Victoria Park and several restaurants in The Broadway, whilst Haywards Heath main line station is just 0.8 of a mile distant.

Communal entrance with door entry intercom to hall, stairs and lift to:

FIRST FLOOR RETIREMENT APARTMENT

Hall L Shaped. Built-in coats/storage cupboard with hanging rail and shelving. Deep walk-in airing/storage cupboard with pre-insulated hot water cylinder, electric meter and trip switches. Slimline panel heater. Emergency call intercom with pull cord.

Living Room 16'3" x 10'9" (4.95m x 3.28m) A fine room enjoying a favoured westerly aspect. Attractive Adam style fireplace with decorative surround, polished stone insert and hearth, fitted coal effect electric fire. TV aerial point. 2 wall light points. Slimline storage heater with convector. Double glazed window and door to:

West Facing Balcony With views towards St Wilfrids church.

Kitchen 8'4" x 6'6" (2.54m x 1.98m) Re-fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, adjacent work surface, cupboards and drawers beneath. Fitted **2 ring halogen hob**. Space for upright fridge/freezer. Range of wall cupboards. Extractor fan. Part tiled walls. Wood effect vinyl flooring.

Bedroom 1 18'1" x 9' (5.51m x 2.74m) Double aspect with outlook to the south and west. Built-in double wardrobe. 2 double glazed windows. Slimline storage heater with convector.

En Suite Shower Room White suite comprising fully tiled glazed shower with Bristan electric fitment, close coupled wc and corner basin with tiled splashback. Electrically heated chromium ladder towel warmer. Double glazed window. Vinyl flooring.

Bedroom 2 13' x 7'3" (3.96m x 2.21m) Built-in double wardrobe. Slimline panel heater. Double glazed window.

Bathroom Bath with independent Triton electric shower fitment over, pedestal basin and low level wc. Extractor fan. Part tiled walls, fully tiled around bath.

OUTSIDE

Ample Car Parking Located at the front of the block.

Communal Gardens In a courtyard setting to the rear arranged with wide paved sun terrace opening to lawns interspersed with shrub and rose beds. Paved seating area with pergola to the front of the building.

COMMUNAL FACILITIES

House manager. 24 hour emergency call system (pull cords in each room). Security entry phone. **Lift.** Large **lounge** with **kitchen, laundry** and **guest suite facility** (available at nominal charge).

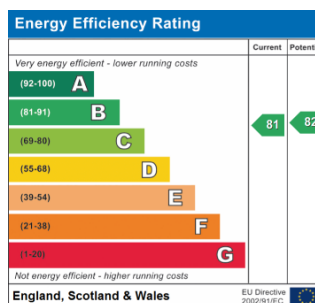
OUTGOINGS

Ground Rent £150 per annum.

Service Charge £4,465.68 per annum, includes buildings insurance, gardening, window cleaning and water rates.

Lease Will be sold with a 159 year lease from 1st June 1987.

Managing Agents First Port Retirement Property Service, Marlborough House, Wigmore Place, Wigmore Lane, Luton. LU2 9EX. Telephone: 03333 214 041





Approximate total area⁽¹⁾

619.65 ft²

57.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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