



21 Clover Court
Church Road, Haywards Heath, West Sussex. RH16 3UF

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£145,000

This excellent first floor flat forms part of an imposing purpose built development specifically designed for the active elderly offering residents both independence and security. This splendid flat features a fine west facing living room, a newly fitted kitchen complete with oven, hob and fridge/freezer, good size double bedroom with built-in wardrobe and a refitted shower room with white suite. Clover Court has a resident 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 courtyard style gardens with paved terrace and lawns. There is also a guest suite available at a nominal charge.

Clover Court is situated on level ground in a central location just a short walk to the town centre including The Orchards shopping thoroughfare which has several coffee shops and well known stores including Marks and Spencer. Also close by are local churches, several banks, a modern medical centre, dentist, several restaurants and Victoria Park. The mainline railway station is less than 1 mile distant as is Sainsbury's and Waitrose superstores.



Communal Entrance Door entry intercom.

FIRST FLOOR FLAT

Hall Built-in airing/storage cupboard housing unvented steel hot water cylinder, slatted shelving and electric meters. Door intercom/emergency call system. Dado rail.

Living Room 17'6" x 10'5" (5.33m x 3.18m) Enjoying a favoured westerly aspect. Attractive Adam style fireplace with decorative surround, marble chip insert and hearth. TV aerial point. 2 wall light points. Double glazed window and **Juliet balcony**. Slimline storage heater.

Kitchen 7'10" x 5'4" (2.39m x 1.63m) Recently refitted with an attractive range of units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards and drawers under. Built-in brushed steel **electric oven, 2 ring halogen hob** with concealed extractor hood over flanked by wall cupboards, further range of wall cupboards. Upright **fridge/freezer**, cupboard over. Strip light. Part tiled walls. Wood effect vinyl flooring.

Bedroom 14'1" x 8'10" (4.29m x 2.69m) Built-in double wardrobe. Double glazed window. Slimline panel heater.

Shower Room Refitted with white suite comprising large shower, glass screen and power shower fitment, basin with mixer tap, cupboard beneath, close coupled wc. Electrically heated chromium ladder towel warmer. Wall cabinet with mirror doors. Extractor fan. Wall mounted convector heater. Part tiled walls. Tiled effect vinyl flooring.

COMMUNAL FACILITIES

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

OUTSIDE

Ample Car Parking Provided at the front of the block.

Well Kept Communal Gardens In a courtyard setting to the rear of the building arranged with wide paved sun terrace opening to lawns interspersed with shrub and rose beds. Sheltered paved seating areas to the front of the building.

OUTGOINGS

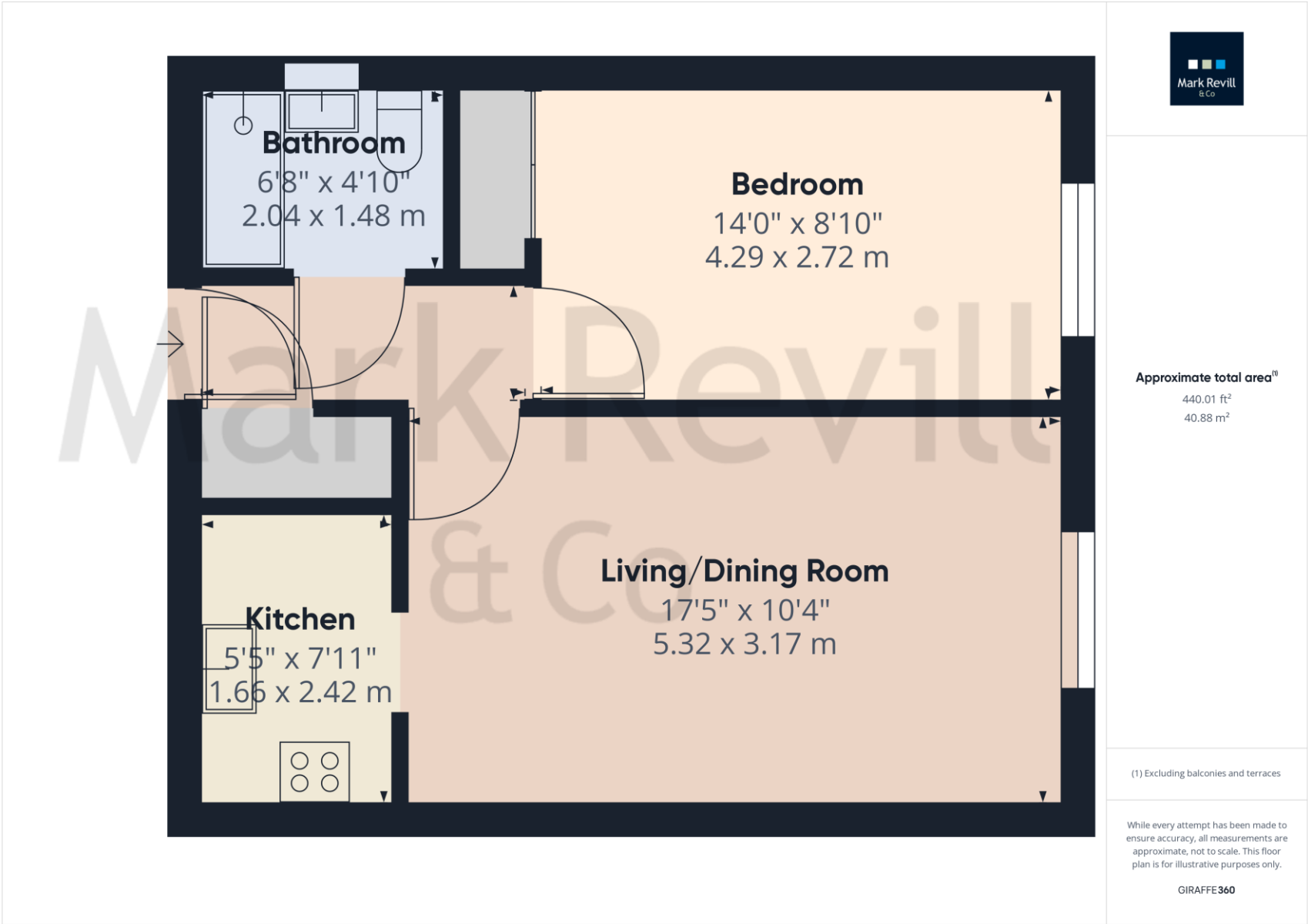
Ground Rent £150 per annum.

Service Charge £267.11 per calendar month.

Lease 99 years from June 1987.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

