



Flat 12, Petlands Lodge
Church Road, Haywards Heath, RH16 3NY

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Guide Price £275,000 Leasehold

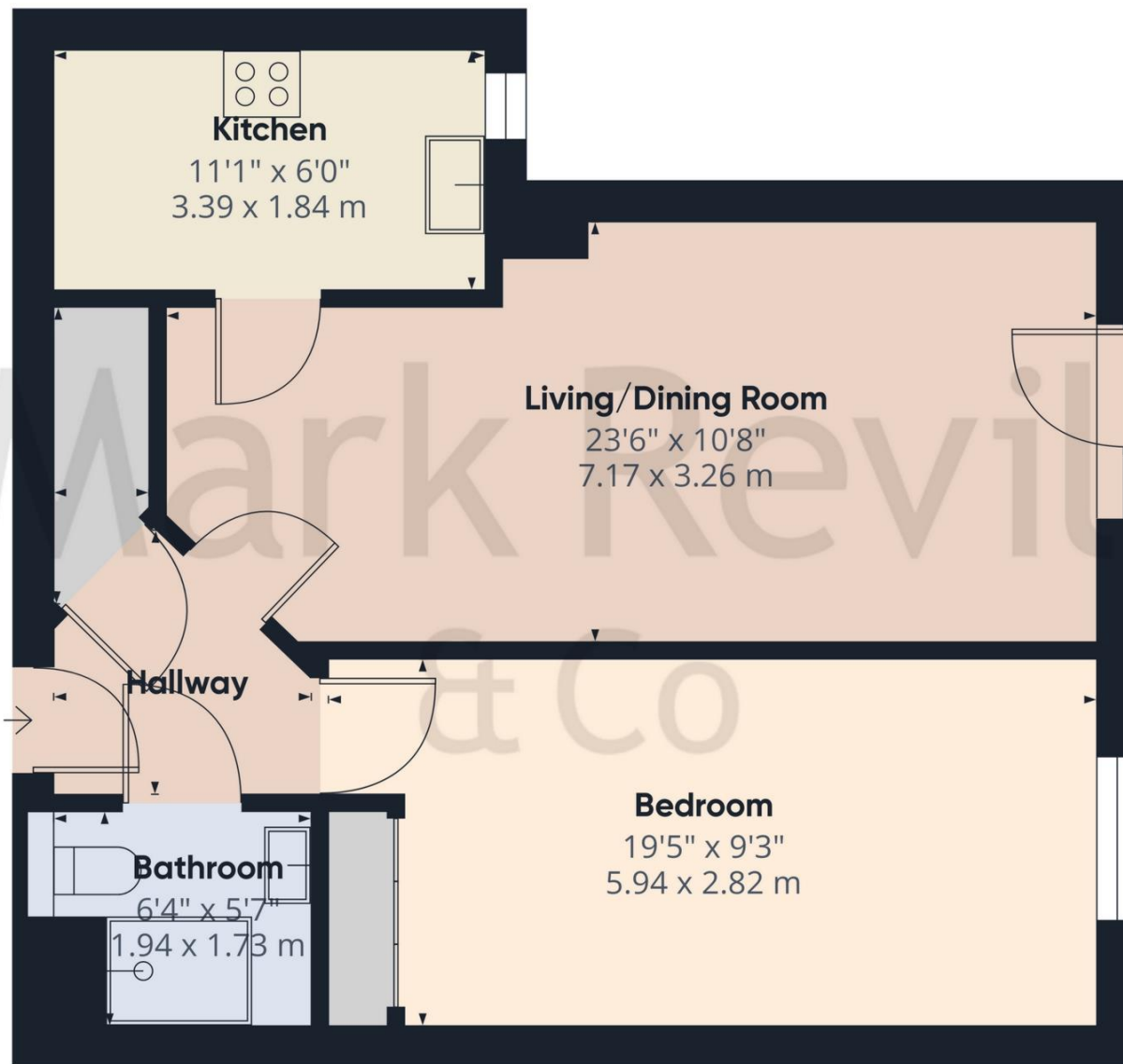
This delightful entrance level (ground floor) apartment forms part of the exclusive Petlands Lodge, constructed in 2016 to a high specification by Churchill Retirement Living. Petlands Lodge has been specifically designed for the active over 60's offering residents' security and independence within a vibrant and diverse community. Residents have the use of a furnished lounge with coffee bar, a guest suite facility, well kept landscaped gardens and there is a lodge manager plus a 24 hour care and support system. The apartment enjoys the benefit of double glazing, a low carbon energy efficient heating system with radiators (included in the service charge) and off peak electricity hot water. The accommodation incorporates a pleasant living room with Juliet balcony, quality fitted kitchen complete with appliances, large double bedroom with built-in wardrobe, a generous utility/airing cupboard and a luxury shower room.

Petlands Lodge is situated 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 is St Wilfrid's Church, several banks, a modern medical centre, dentist, Sainsbury's and Waitrose superstores, The Broadway with its array of restaurants and Victoria Park with its tennis courts. Haywards Heath mainline station is less than 1 mile distant and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Borde Hill and Wakehurst Place Gardens, the South Downs National Park and Ashdown Forest are all within a short drive offering splendid venues for walking.

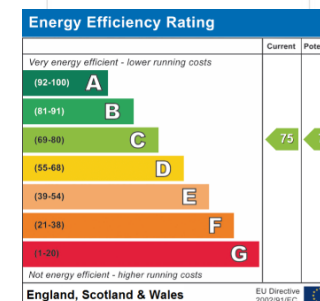
Ground Rent: £406.12 per annum
Service Charge: £1,501.26 per annum
Lease: 125 years from December 2016







Approximate total area⁽¹⁾
563.93 ft²
52.39 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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