



## **7 Turnpike Court, Hett Close, High Street, Ardingly, West Sussex, RH17 6GQ**

A spacious, two-bedroom, ground floor apartment overlooking beautiful courtyard gardens and within walking distance of local shops.



**Entrance Hall**

**Shower  
Room/Cloakroom**

**Sitting Room**

**Garden**

**Dining Room**

**Kitchen**

**Two Double  
Bedrooms**

**En Suite -  
Bathroom**

**Garage**

**Patio Garden**

**150 year Lease  
(from 2002)**

**No Ground Rent**

**60+ Age Covenant**

## The Property

7 Turnpike Court is a spacious, light-filled two-bedroom ground floor apartment with a patio and garage sitting on a sunny East-South-West aspect.

The property has a large through Sitting-Dining Room and integral Garden Room with double French doors opening onto a private terrace and enjoys uninterrupted south-facing views across the estate gardens.

The kitchen is fully fitted with built-in wall and floor units, double electric oven and hob; integrated fridge/freezer and dishwasher. There is also a freestanding washing machine.

Bedroom 1 has a large en-suite comprising white bath with shower, separate shower, WC and hand basin. An additional cloak/shower room has a large shower, WC and hand basin.

There is considerable storage: Bedroom 1 has a large walk-in closet; Bedroom 2 a large built-in triple wardrobe. Further storage is found in the hall and a large airing cupboard.

There is underfloor heating and sealed-unit double-glazing throughout.

The apartment also enjoys its own private terrace on two sides of the property This gives private access into the kitchen.

A spacious single garage, with light and power, is located in a block nearby.

**Guide Price: £465,000 (Leasehold)**

### Directions to Turnpike Court

From the A272 and at the junction with the B2028 proceed into Haywards Heath via Munster Green North and turn left into The Broadway. Continue up the Perrymouth Road over the roundabout and into Mill Green Road and at the T junction with College Road turn right.

Pass Sunte Close on your left and then Gander Green and at the next roundabout turn left into Portsmouth Lane. Continue up High Beech Lane and into College Road. At the junction with Lindfield Road turn left onto the B2028, up the High Street and turn right into Hett Close. The development will be found on your left.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01444 891990 / 07384 112689 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



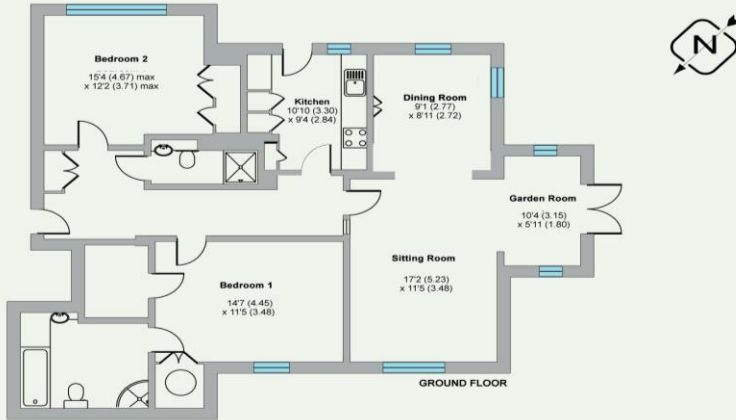
Bedroom 1



Bedroom 2



Bathroom



Rear with garden

**Approximate Gross Internals: 108.6 m<sup>2</sup> / 1170ft<sup>2</sup>    Service Charge: £9544 pa    Energy Performance Rating: C    Council Tax Band: F**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.



# Turnpike Court

Turnpike Court is set in the grounds of Hapstead House, a grand Victorian mansion. Many of the properties are apartments in a single building, made from a mix of Midhurst sandstone and Michelmerch bricks, and all with a lift and video entry system. Surrounded by well-maintained gardens and lawns, each of the cottages and apartments has either a terrace or a balcony.

A few moments' walk from the estate is the attractive high street of Ardingly, host to a bakery, a post office and a pub. There is also a weekly country market. Nearby is the South of England Agricultural Society Showground, which hosts many country events throughout the year, and the Ardingly Reservoir offers the opportunity to sail and fish. Also nearby are the Royal Botanic Gardens at Wakehurst Place, offering such spectacular walks among beautifully-kept flora that it is widely known as 'Kew in the country'.

Cognatum Estates Limited maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds. There is a personal alarm system in every property and the resident Estate Managers are able to provide support and a helping hand when needed. There is a laundry room, a guest suite and a minibus for shopping trips. The cost of providing the services is shared equally between all properties.

## Services and Amenities at a Glance



19 PROPERTIES  
BUILT 2002



RESIDENT  
ESTATE  
MANAGER



GARDENER



GUEST  
SUITE



SOCIAL  
SPACE



LAUNDRY  
FACILITY



Turnpike Court



Ardingly College & Reservoir



Wakehurst Place



The Ardingly Inn

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Cognatum  
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

