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**Flat 2, Westall House, Birchgrove Road  
Horsted Keynes, RH17 7BS ..... Guide Price £360,000 Leasehold**





## Flat 2, Westall House, Birchgrove Road, Horsted Keynes, RH17 7BS

### 2 BEDROOM RETIREMENT APARTMENT (55 years+)

A modern Ground Floor apartment with adjoining patio, beautiful Communal Gardens, Residents Parking and glorious countryside views over this picturesque Mid-Sussex village. This luxury apartment forms part of this established residential care home which offers quality residential and dementia care with qualified care teams operating under a Registered Operations Manager.

#### Facilities + charges include:

- Home cooked meals daily with a variety of choices and dietary requirements.
- (2 meals a day – Lunch & Supper = optional at a monthly cost)
- Checks by Wellbeing Assistants daily
- Call bell system for use in emergency
- Utilities (excluding: Electricity which is individually metered and Council Tax)
- Telephone and internet
- Calendar of engaging well-being events / activities
- Use of all the communal areas
- Lift to all floors
- Car Parking + Secure building
- Beautifully landscaped gardens + seating / patio areas enjoying wonderful countryside views.
- Professional healthcare links
- Domestic Service = available at a charge

**Tenure: Leasehold 125 years from new**





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**EPC Rating: B and Council Tax band: C**

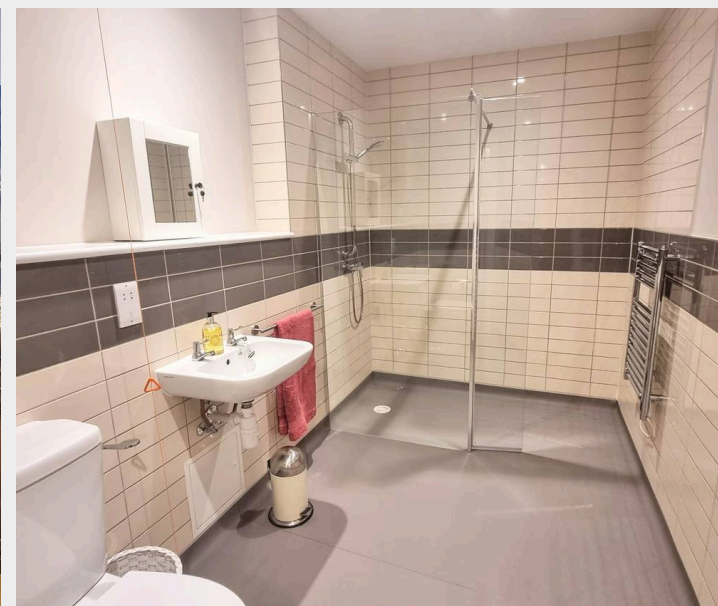
**Charges: Service, Wellbeing, Sinking Funds + Ground Rent = £754.47 per month + additional charge will be Electricity usage + Council Tax**

**LOCATION** - Horsted Keynes is one of the most desirable villages in Mid-Sussex and Westall House is just 0.4 miles North of the picturesque village green. There is a great community spirit in the village which is popular with families, professionals and the retired as the local facilities cater for all.

The village is surrounded by glorious countryside interspersed with footpaths and bridleways linking with the neighbouring districts. There is a village store with post office, churches, two excellent pub/restaurants, a highly regarded primary school, Sports & Social Club.

**Haywards Heath** is just under 5 miles distant where there is a comprehensive shopping centre, leisure centre and **Railway Station** (4.7 miles) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).

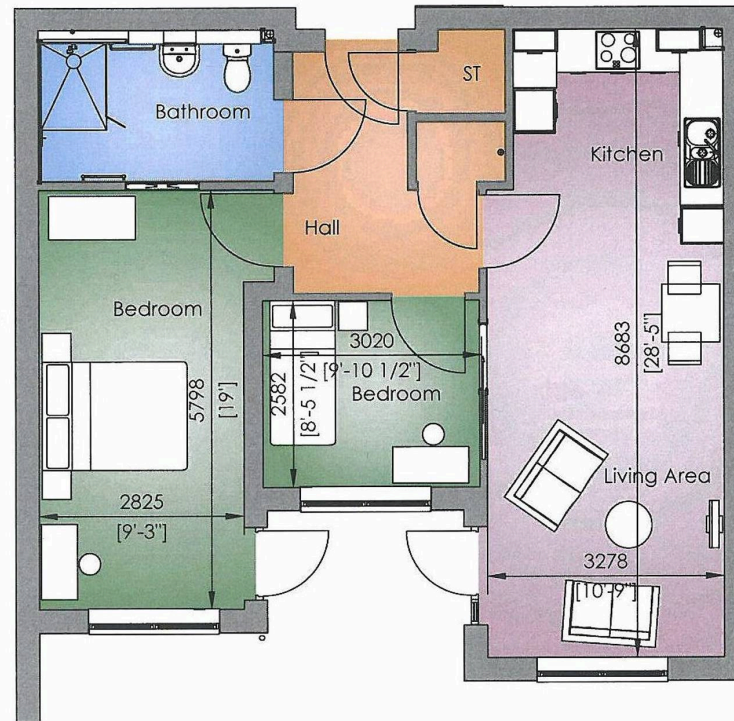
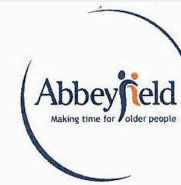
**Lindfield** picturesque High Street is a little closer whilst other shopping facilities can be found in Forest Row, East Grinstead and Crawley, all of which are within a 15-20 minute drive.



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## FLOORPLAN IS HANDED



**Westall House 2 bedroom apartment**  
73.2m<sup>2</sup> / 788ft

## Mansell McTaggart Estate Agents

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