

53 Hurst Place, 1 Kleinwort Close, Haywards Heath RH16 4XH

Guide Price £275,000 - £285,000

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One of the larger 2nd floor 1 bedroom apartments with distant country views in this luxurious retirement complex where the owners enjoy some fantastic facilities including a café, lounge, recreation/music room, library, guest apartment, beautiful gardens with terraces and the services of a friendly reception team, ideally located on the edge of the town adjoining Beech Hurst Gardens and opposite the Paige's Meadow Nature reserve.

- A bright, spacious 2nd floor apartment with distant country views (in the winter)
- Part of a fantastic retirement complex
- Excellent communal facilities and café
- Guest flat for friends & family – £35 per night
- 24 hour emergency care line in apartments
- Beautifully fitted kitchen with appliances
- Stunning bathroom with walk-in wet room
- L-shaped lounge with dining area and views
- Substantial bedroom with fitted wardrobes
- Parking spaces are subject to availability
- Gate into Beach Hurst Gardens from complex
- EPC rating: B - Council Tax Band: B
- Tenure: Leasehold 125 years from 01.09.2016
  Ground rent: £500 per year doubles every 25 years
- Service charge: £594.13 per month
- Managing agents: Anchor Hanover Group, 2 Goodwin Street, Bradford, BD1 2ST
- Hurst Place reception desk: 01444 883000

Kleinwort Close forms part of the Anchor Hanover retirement-built Hurst Place complex on the western edge of Haywards Heath town centre. The complex is located opposite the glorious Paiges Meadow nature reserve and adjoins Beech Hurst Gardens where there is a family restaurant/pub, wonderful gardens with children's play areas, a miniature steam railway, tennis courts and is the home of Haywards Heath lawn bowls club. The new Age UK centre and BUPA's Goldbridge Care Home are next door to the complex. Countryside is virtually on the doorstep and Paiges Meadow is across the road providing some wonderful country walks. Cuckfield's Village High Street is a 20-30 minute walk to the west where there are numerous shops, boutiques, restaurants, pubs and church. The town's fashionable Broadway with its numerous restaurants, cafés and bars is within easy walk whilst the town centre is as close where there is an extensive range of shops and stores. A regular bus service runs past the entrance to the development linking with the town, station and neighbouring districts. By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 4.5 miles to the west at Bolney or Warninglid.

Distances on foot in miles:

Dolphin medical practice 0.2, The Broadway restaurants and cafés 0.6, Haywards Heath railway station 0.9, Cuckfield's picturesque village High Street 1.4, Brighton seafront 14 & Gatwick Airport 14.

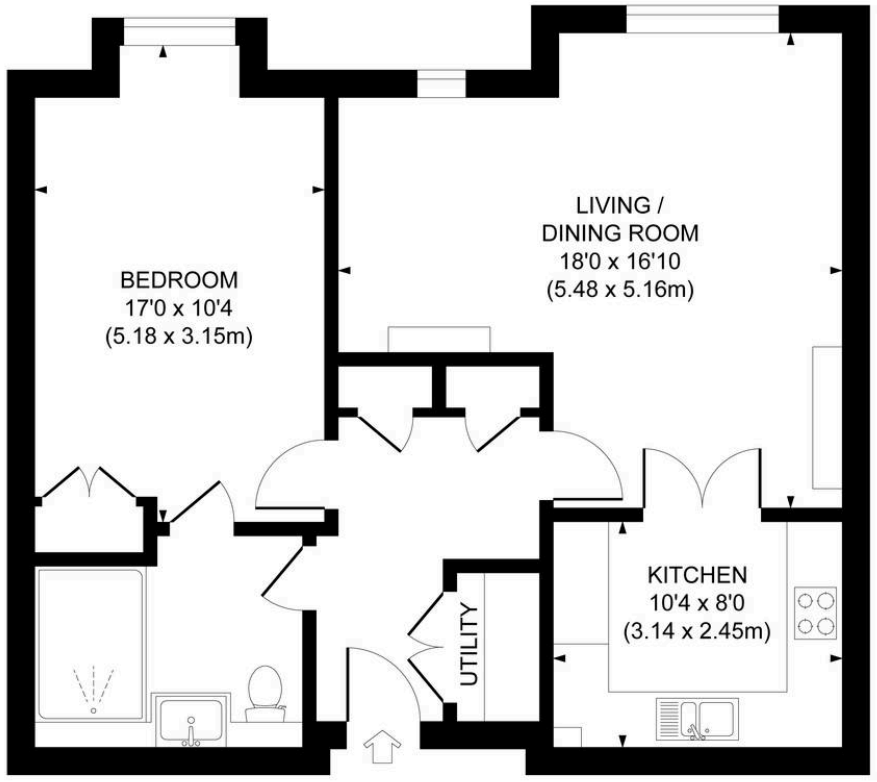








Approximate Gross Internal Area
690 sq. ft / 64.11 sq. m



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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