



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

Guide Price £275,000 – £285,000



**MANSELL
McTAGGART**
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A bright and very spacious 1 bedroom east facing first floor apartment in this wonderful retirement complex where the residents all enjoy fantastic facilities, including a café, a guest apartment, games and recreation room, salon, library and therapy rooms and wonderful gardens, all ideally placed on the western edge of the town centre adjoining Beech Hurst Gardens and adjacent to the new Age UK Centre.

- Spacious first floor retirement apartment
- Great position with east facing aspect
- Bright rooms with full length windows & Juliette balcony
- Fully equipped kitchen with appliances
- L-shaped lounge/dining room
- Double bedroom with wardrobes
- Enormous wet room style shower room
- Large gardens and fantastic facilities
- Library, guest apartment*, café, 24 hour emergency careline service
- For sale with no onward chain
- EPC rating: B - Council Tax Band: B
- Tenure: Leasehold 125 years from 01.09.2016
- Ground rent: £500 per year doubling 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
- * Guest apartment is £35 per night



Kleinwort Close forms part of the Anchor Hanover retirement-built Hurst Place complex on the western edge of Haywards Heath town centre close to the borders of Cuckfield village. 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. 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

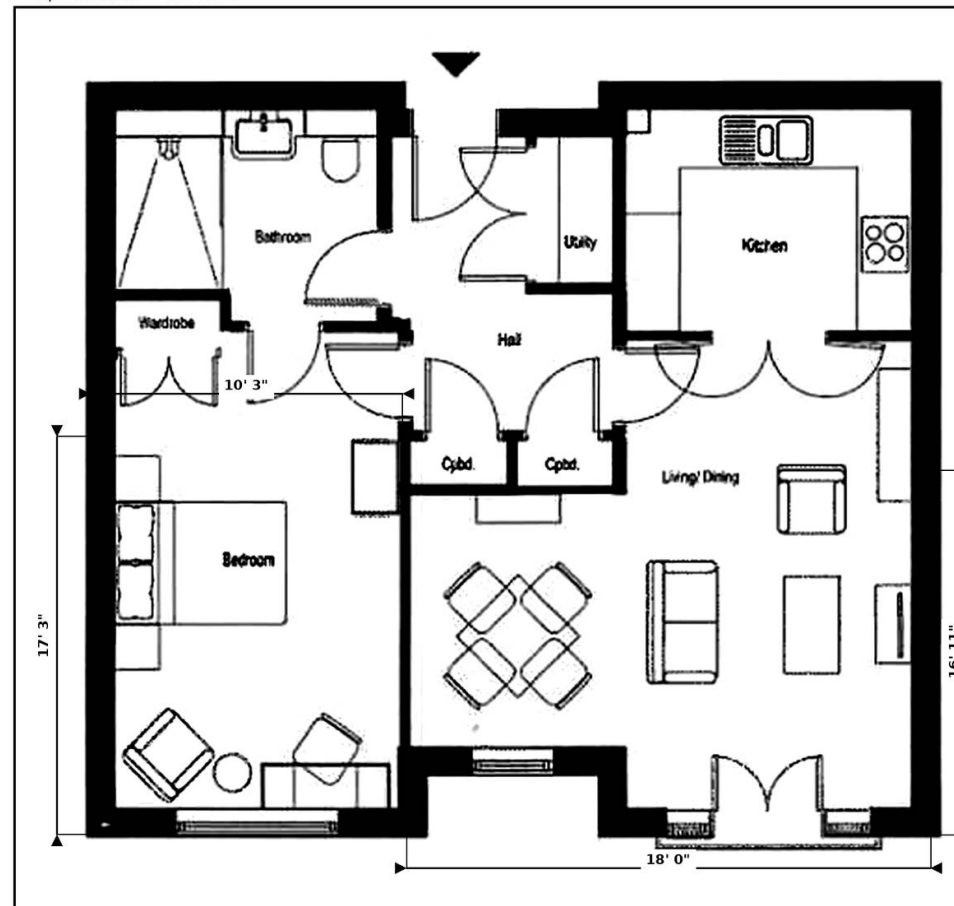


HURST PLACE

Apartment 19 — The Farrer

FLOOR PLAN

ANNOTATED • NOT TO SCALE



Approximate gross internal measurements - 908 sq ft

Mansell McTaggart Haywards Heath

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