



27 Church Court, Church Road, Haywards Heath, RH16 3UE

Guide Price £140,000 – £150,000 ... Leasehold

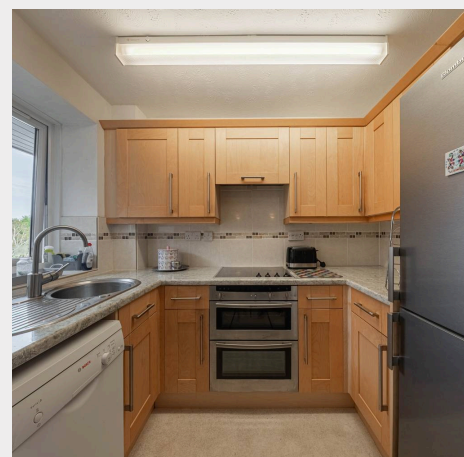


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A 2 bedroom top floor retirement flat in this town centre complex where the residents enjoy a high level of security, the services of a friendly manager and lower than average annual service charges being ideally placed literally across the road from the Orchards Shopping Centre.

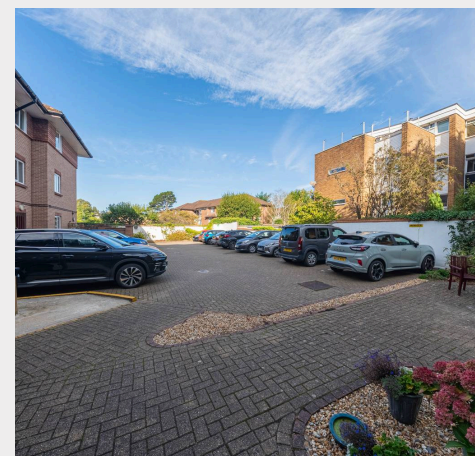
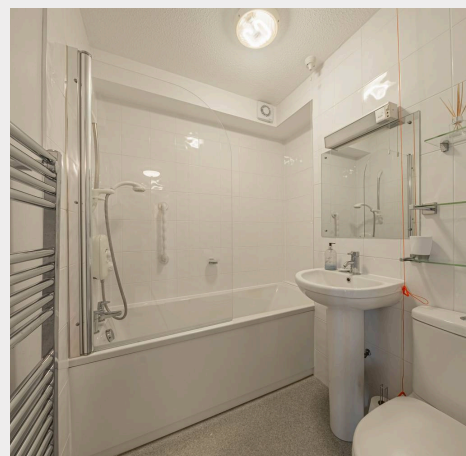
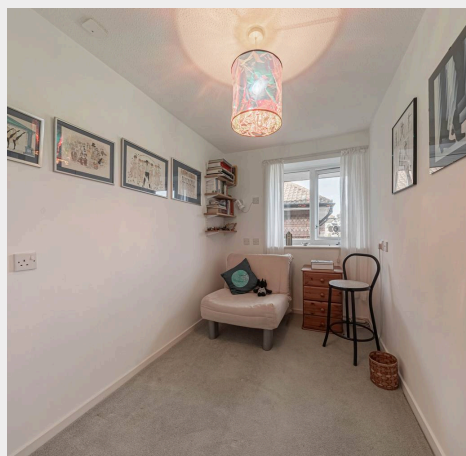
- 2 bed top floor retirement apartment
- Fantastic location on edge of town centre
- Staircase and lift service to upper floors
- High level of security – house manager
- Numerous communal facilities
- Guest suite for family & friends (£10 per night)
- Resident car parking (No permit required)
- Modern kitchen, bathroom and double glazing
- Very clean and tidy order throughout
- Lounge and separate kitchen with window
- 2 bedrooms with fitted wardrobes
- For sale with no onward chain
- Tenure: leasehold 99 years from 25.12.1985 (58 years remaining) but the owners will cover the cost of a 90 year lease extension
- Ground: peppercorn – (none payable)
Service charge: £864.45 paid for the last quarter
- Managing agents: Home Group 03451414663
- House Manager: Cheryl Smith T: (01444) 451980
Mon – Thurs 8am-4pm
- EPC rating: B – Council Tax Band: B



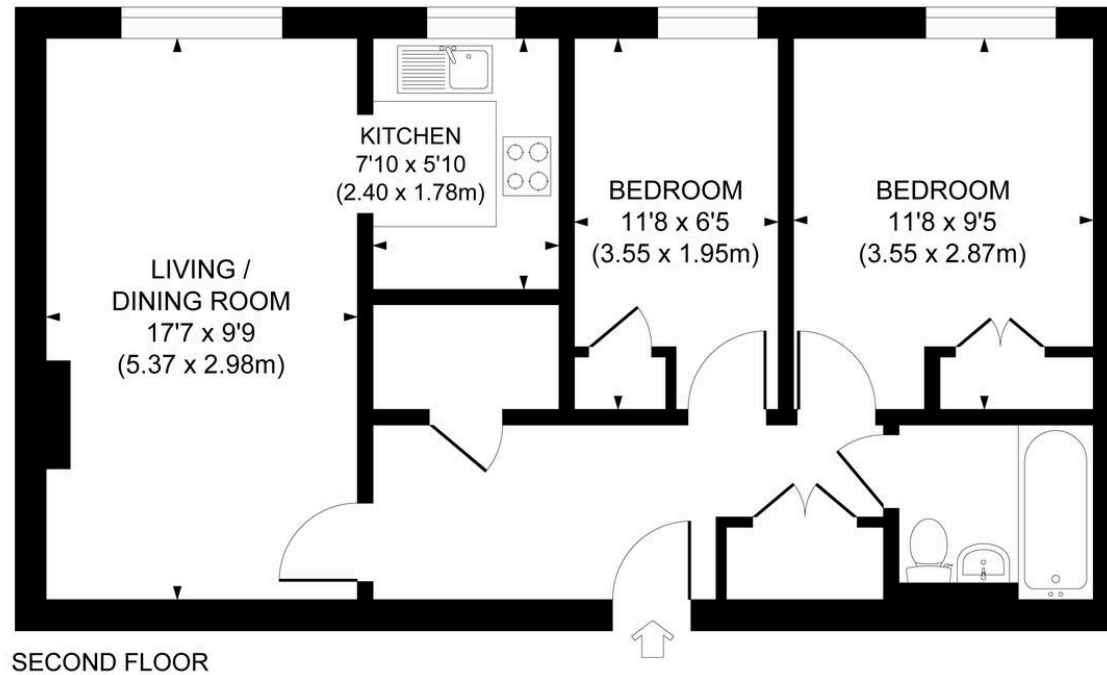
Church Court is situated at the eastern end of Church Road within 250 yards of the Orchards Shopping Centre and its excellent range of shops and stores including Marks & Spencer.

All the town's facilities are within a short walk and include the other shopping areas of South Road, the Broadway with its extensive range of restaurants, cafes and bars and the railway station (just over half a mile distant) which can be accessed on foot via Clair Park. Clair Park has beautiful ancient woodland and is also the home of Haywards Heath Cricket Club.

By road, access to the major surrounding areas (Gatwick Airport, Brighton and the M25) can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.



Approximate Gross Internal Area
580 sq. ft / 53.86 sq. m



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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