



36 Clover Court
Church Road, Haywards Heath, RH16 3UF

 Mark Reville & Co

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Offers in Excess of £165,000 Leasehold

A well presented second floor retirement apartment within Clover Court, a purpose-built development for the active retired, featuring a spacious living room with Juliet balcony overlooking communal gardens, fitted kitchen with appliance space, double bedroom with en suite shower room and built-in wardrobe. The second bedroom/dining room also has fitted cupboards. Further benefits include refitted carpets to both bedrooms, double glazing throughout, night storage heating and excellent on-site facilities including a resident house manager, 24-hour emergency call system, lift, communal lounge, laundry, communal gardens and guest suite (subject to a nominal fee). Residents and visitors parking. No upward chain. Viewing highly recommended

Clover Court is situated in a central location on level ground just a short walk to the town centre including The Orchards shopping thoroughfare which has several coffee shops and well known stores including Marks and Spencer. Also close by are local churches, several banks, a modern medical centre, several restaurants, Victoria Park. The mainline railway station is less than 1 mile distant

Ground Rent: £150 per annum
Maintenance: £4,860 per annum
Lease: 62 years unexpired

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			







Approximate total area⁽¹⁾
584 ft²
54.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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