

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

Guide Price £250,000 - £260,000 ... Leasehold

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A top (2nd) floor 1 bedroom retirement apartment, enjoying a fantastic east facing aspect in this desirable complex, which adjoins Beech Hurst Gardens on the western edge of the town centre, where the residents enjoy some fantastic facilities, including a café, beautiful gardens and sun terrace, games room, library, lounge, guest apartment for family and friends and the services of the friendly reception team.

- Immaculate top floor retirement apartment
- Sunny east facing aspect away from roads
- L-shaped lounge with full-width window
- Separate fully equipped kitchen
- Enormous bedroom – large wet/shower room
- Plenty of built-in storage cupboards
- Excellent security – emergency pull cords
- At least one occupant has to be aged 65
- For sale with Immediate vacant possession
- EPC rating: B - Council Tax Band: B
- Guest flat: for family & friends £35 per night
- 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, BD12ST
- Hurst Place reception desk: T: 01444 883000

Kleinwort Close forms part of the Anchor 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 an easy 0.5 mile 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. The New Age UK Centre and Bupa's Goldbridge Care Home is within the adjoining complex. 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

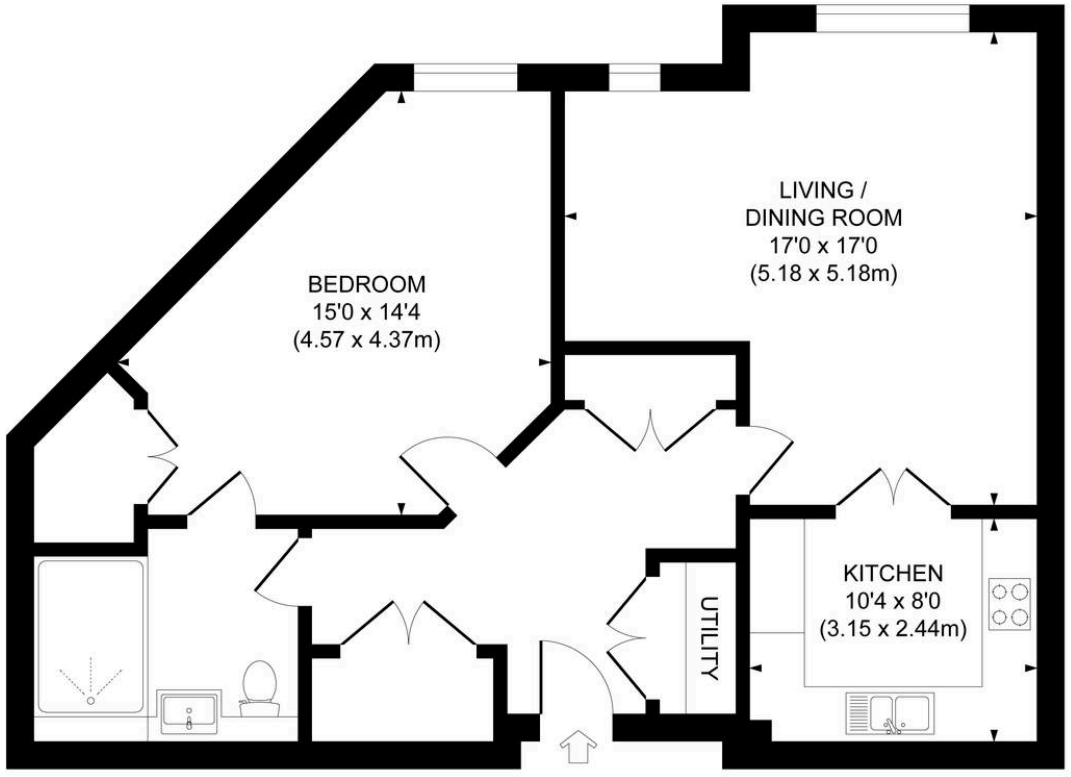








Approximate Gross Internal Area
775 sq. ft / 72.01 sq. m



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.

Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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