

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

Guide Price £425,000

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A sunny south facing 1st floor 2 bedroom, 2 bathroom apartment of 880 ft.² forming part of the desirable Hurst Place retirement development on the western edge of town adjoining Beech Hurst Gardens. Residents enjoy fantastic facilities including a café, residents' lounge, music room, well-being room and salon, library, guest/relative's apartment and meeting room. The building is set within beautiful gardens including a terrace and seating areas close to countryside and with a gate leading into Beech Hurst Gardens.

- Comfortable walk to town centre & station
- Lift service and stairs to all floors
- High level of security & 24 hr emergency careline
- Immaculate and neutral decor throughout
- Spacious accommodation throughout
- Lounge/dining room with Juliet balcony
- Separate fully equipped kitchen
- Utility cupboard and plenty of storage
- Master bedroom with en-suite shower room
- 2nd bedroom & bathroom
- Parking spaces to rent £500 pa (subject to availability)
- For sale with no onward chain
- EPC: B - Council Tax Band: C
- Tenure: Leasehold – 125 years from 01.09.2016
- Ground rent: £500 per annum doubling every 25 years
- Service charge: £576.40 per month

The property 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 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 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, cafes 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:

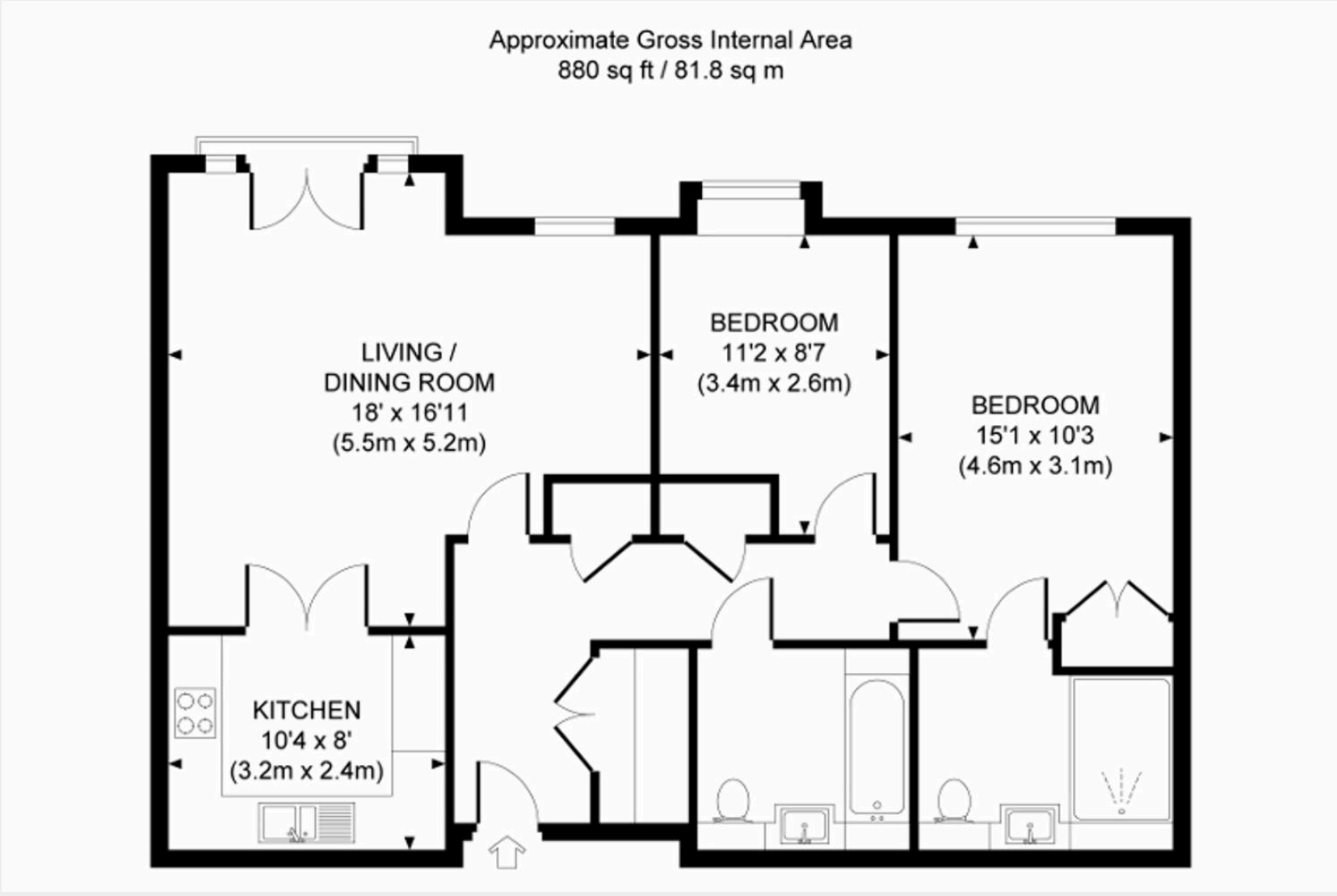
Dolphin Medical Practice 0.1, The Broadway restaurants and cafes 0.6, Haywards Heath railway station 0.9, Cuckfield's picturesque village High Street 1.4, Brighton seafront 14, Gatwick Airport 14











Mansell McTaggart Haywards Heath

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