

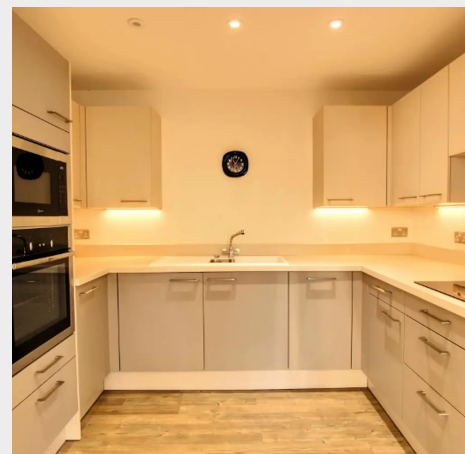


58 Hurst Place, 1 Kleinwort Close, Haywards Heath, West Sussex RH16 4XH

GUIDE PRICE ... £350,000 ... LEASEHOLD







An enormous (880 ft.<sup>2</sup>) South facing top floor apartment in this highly desirable retirement complex, where residents enjoy a high-level of security and wonderful facilities including a café, lounge, music/bridge room, hair studio, treatment rooms, library and beautiful gardens all within a very pleasant walk across Beech Hurst Gardens to the town centre.

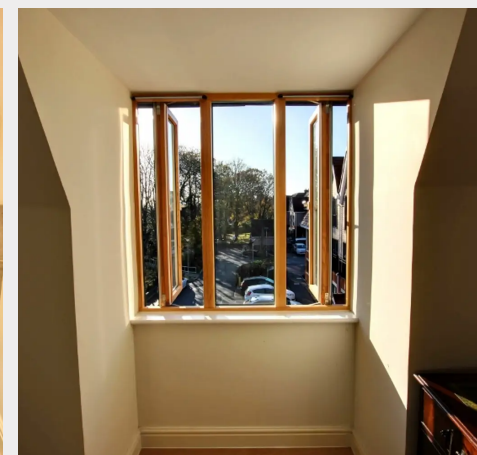
- Second (top) floor apartment in highly desirable complex
- One of the biggest apartments in the building
- All rooms enjoy a sunny south facing aspect
- 28' x 13' living/dining room with bay window
- Beautifully equipped kitchen with full range of appliances
- Reception hall with cupboards & utility
- Substantial bedroom with wardrobes
- Very spacious shower room (Mobility friendly)
- Adjoining Beech Hurst Gardens with its pleasure gardens, miniature steam railway, bowls club, tennis, courts, cafe and pub/restaurant
- Next to Age UK & Goldbridge Care Home (Bupa)
- Easy walk to town centre & Paige's Meadow nature reserve
- EPC rating: B - Council Tax Band: C
- **Tenure:** Leasehold 125 years from 1 May 2017
- Ground Rent: £500 per year
- Service charge: £568.78 per month for the period 01.04.24-31.03.25 - Currently £463.57 for 01.04.23-31.03.24 payable to Anchor Hanover Group [www.anchor.org.uk](http://www.anchor.org.uk)



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 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 0.2, 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





# Hurst Place

Apartment 58, 1 Kleinwort Close, Haywards Heath, RH16 4XH  
The Bowles - a spacious one bedroom second floor apartment



## Internal measurements - Size: 884 sq ft

Living / Dining	28' 5" x 13' 4"	8,672 x 4,059mm
Kitchen	10' 4" x 8' 0"	3,140 x 2,450mm
Bedroom 1	15' 4" x 15' 1"	4,678 x 4,593mm
Ensuite / shower	9' 7" x 7' 7"	2,910 x 2,300mm

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