



35 Petlands Lodge, 1 Church Road, Haywards Heath, West Sussex RH16 3NY

GUIDE PRICE ... £250,000-£265,000 ... LEASEHOLD





An almost new 2nd floor 1 bedroom retirement apartment in this highly desirable town centre complex for those over 60 years of age* where the residents enjoy some fantastic facilities, an entertainment programme, a large lounge with coffee bar, a guest flat* for family & friends, gardens and the services of the friendly house manager. For sale with no onward chain.

*One occupier needs to be 60 or over and a partner can be at least 55 years of age.

- Highly desirable town centre location built by Churchill Retirement
- Short stroll to the Broadway and Orchards shopping centre with Marks & Spencer
- Guest flat available for family and friends at a nightly charge of £20 (per single) and £25 per double
- Residents' lounge with entertainment programme
- Lift service and staircase to all floors
- Double aspect living room with distant views
- Beautiful kitchen with integrated appliances
- Large bedroom and stunning shower room
- The services of the friendly complex manager
- High levels of security & Emergency Careline
- Residents' parking
- Mobility scooter garage with charge point
- EPC rating: C - Council Tax Band: B



Tenure: Leasehold 125 years from 01.12.2016

Ground rent: currently £812.23 per year (reviewed every 7 years - next one due December 2030)

Service charge*: for the six month period 01.12.23-31.05.24, £1466.15

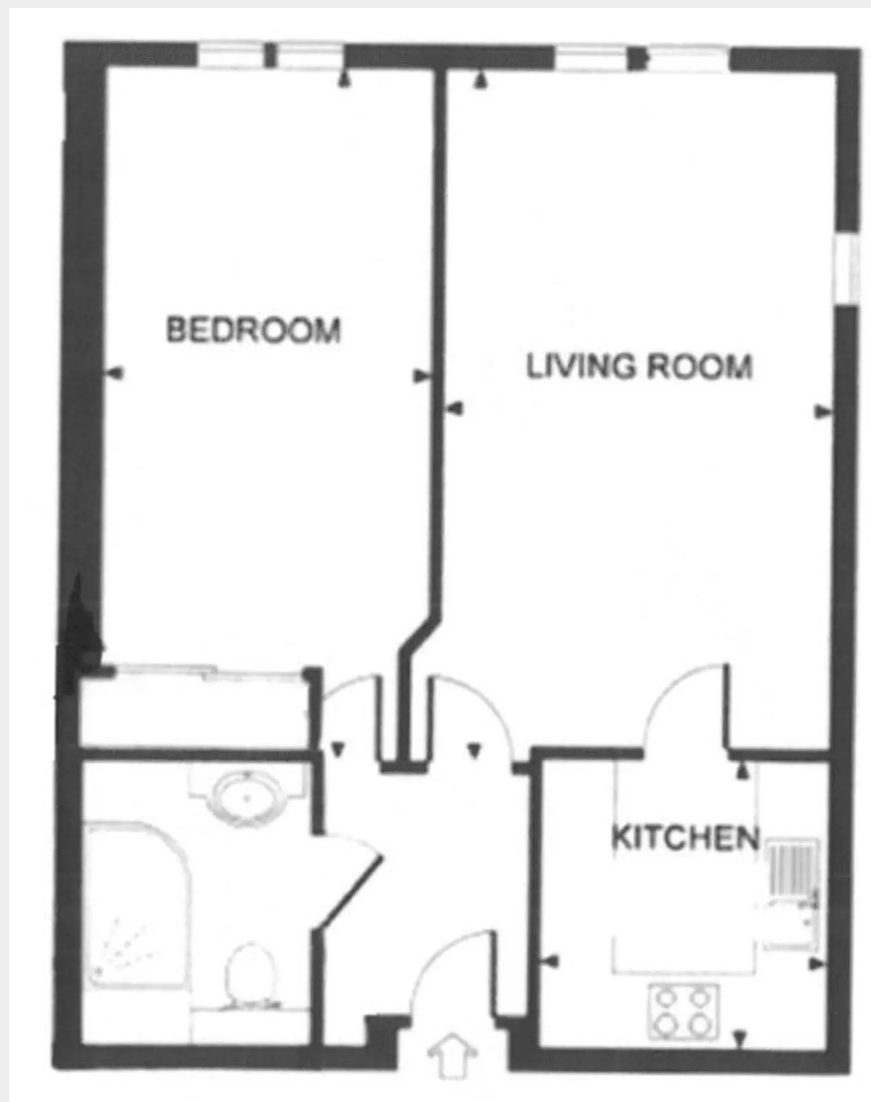
Managing agents: Millstream management services Ltd, Suite 3 & 4, Hillfield house, Castleman Way, Ringwood, Hampshire, BH24 3BA. T: (01425) 888910

Manager: Vanessa Conroy T: 01444476800

*The service charge covers both waste and domestic water rates, upkeep of the gardens, communal areas, cleaning, electricity & heating of the communal areas, buildings insurance, window cleaning, emergency Careline equipment, contributions to the sinking fund and services of the friendly complex manager.

Petlands Lodge is located opposite St Wilfrid's Church on Church Road just to the north of the town centre's main shopping areas of The Orchards and South Road and just east of the Broadway where there are numerous restaurants, cafes and bars. Marks & Spencer is within 150 yards and there are several supermarkets including Waitrose, Tesco, Sainsbury's and Co-op close by. There are several large parks close by and the railway station is just over half a mile distant on foot providing fast commuter services to London (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins). By road, access to the major surrounding areas can be easily gained via the A272, B2112 and the A/M23. There is a regular bus service with stops close by.





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