



9 Hurst Place, Kleinwort Close, Haywards Heath, RH16 4XH

Guide Price £450,000





A 2 bedroom, 2 bathroom ground floor garden flat with doors from the living area onto a patio in this fabulous retirement complex for the active elderly who enjoy some wonderful facilities including a café/restaurant, various entertainment events, salon, well-being & treatment room, music room, wonderful gardens, a management team on reception during working hours and an emergency call service, all situated on the western edge of town adjoining Beech Hurst Gardens and close to glorious countryside.

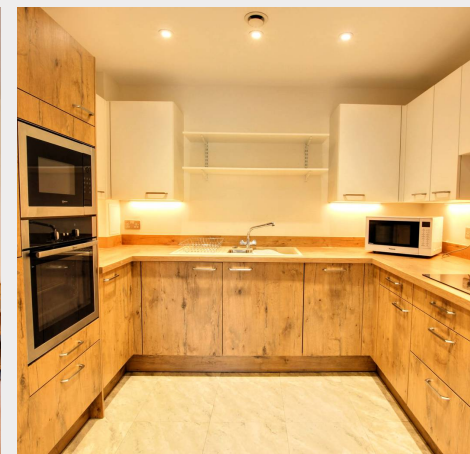
Tenure: leasehold – 125 years from 01.05.2017

Ground rent: currently £500 per annum

Service charge: £586.78 per month (2024/2025)

Managing agents: Anchor Hanover Group

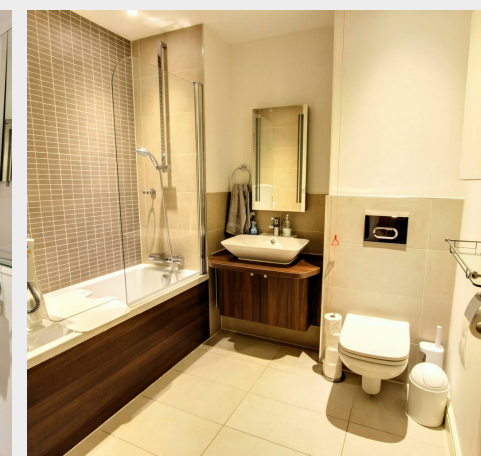
- Beautifully presented garden flat
- Large lounge & fully equipped kitchen
- 2 big bedrooms & 2 bath/shower rooms
- Private patio accessed from lounge
- Fantastic facilities akin to a country club
- High levels of security and safety measures
- Residents lounge, cafe & communal gardens
- Adjacent to Beech Hurst Gardens and Paige's Meadow nature reserve
- Very well managed complex and friendly staff
- Vacant possession with no onward chain
- EPC rating: B - Council Tax Band: C



Kleinwort Close forms part of the Anchor Hanover retirement-built Hurst Place complex on the western edge of Haywards Heath town centre within a short walk of local pubs, restaurants and town centre. 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 1.25 mile 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. Within the grounds is the new AGE UK Centre and BUPA's fabulous Goldbridge Care Home. 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 Warringlid.

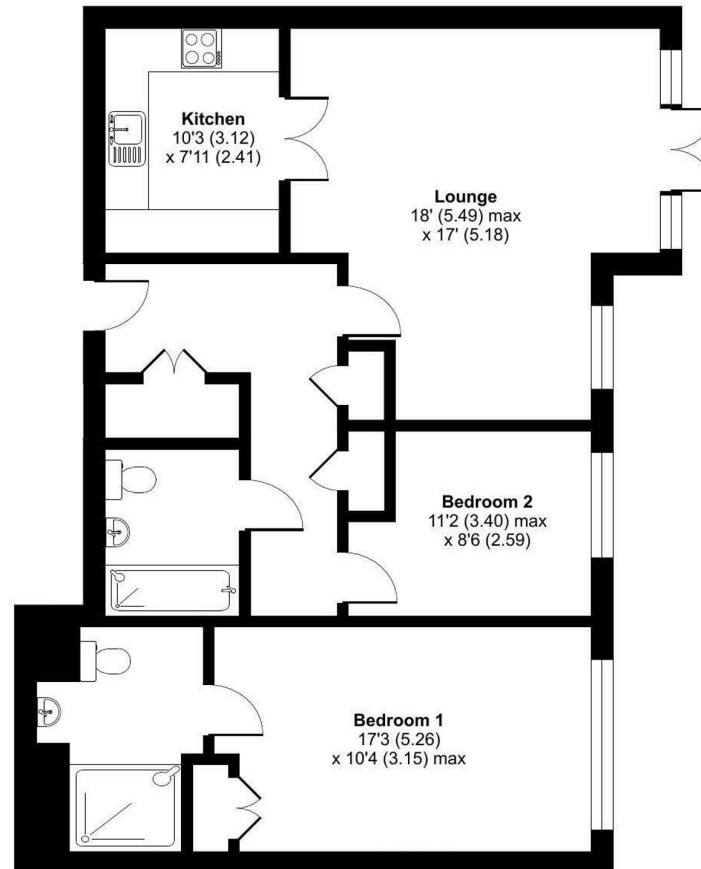
Distances on foot in miles:

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





Approximate Area = 910 sq ft / 84.5 sq m
For identification only - Not to scale



GROUND FLOOR

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