



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

GUIDE PRICE ... £275,000-£285,000



**MANSELL
McTAGGART**
Trusted since 1947



A luxurious and extra large 1 bedroom ground floor garden flat of 700 ft.² (former show flat) in this fabulous retirement complex for the over 60s with wonderful gardens and terraces, excellent facilities including a café/restaurant, lounge, bridge & music room, therapy and hair salon suites, library, high levels of security, emergency pull cords and the use of a guest suite.

Tenure: Leasehold – 125 years from 01.09.2016

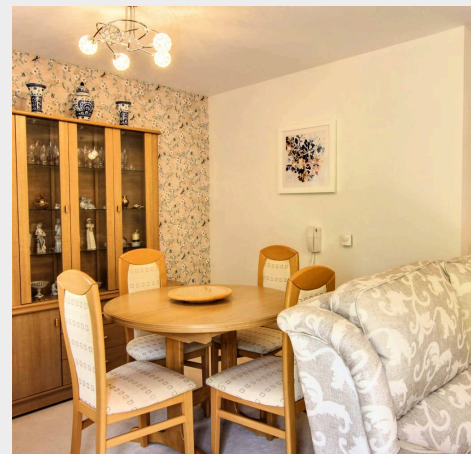
Ground rent: £500 per annum

Service charge: £586.78 per month

Managed by Anchor Hanover

Reception: Tel: 01444 883000

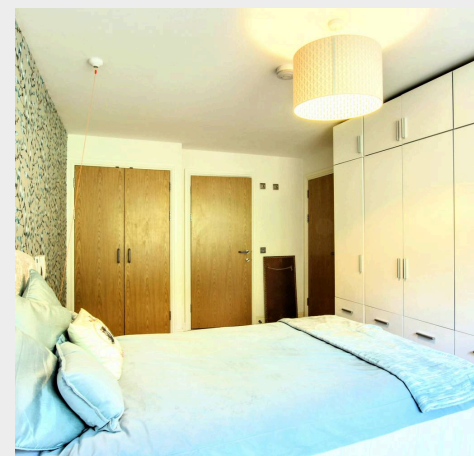
- Great location adjoining Beech Hurst Gardens
- Adjacent to medical surgery & Age UK centre
- Easy walk to town and railway station
- Separate guest flat for friends/family private use
- Wonderful Gardens and close to glorious countryside
- Fully managed complex with 24 hour Care Line
- For sale with no onward chain
- EPC rating: B – Council Tax Band: B

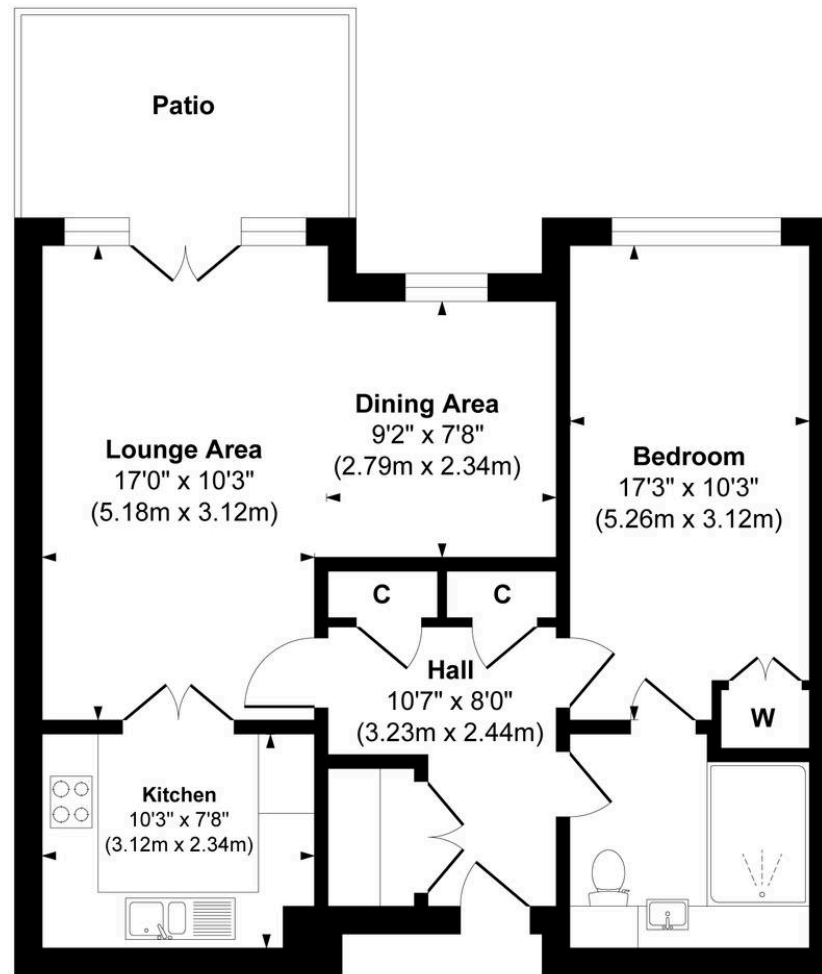


Kleinwort Close forms part of the Anchor Hanover retirement-built Hurst Place complex on the western edge of Haywards Heath town centre within a short walk of local pubs, restaurants and town centre. The complex adjoins Beech Hurst Gardens where there is a family restaurant/pub, wonderful gardens with 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 including a Marks & Spencer store. 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, the Princess Royal Hospital 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, Waitrose 0.9, Cuckfield's picturesque village High Street 1.4, Brighton seafront 14, Gatwick Airport 14.





Approximate. Gross Internal Floor Area 700 sq ft/65 sq m

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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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