



**10 Clover Court, Church Road, Haywards Heath, West Sussex RH16 3UF**  
**GUIDE PRICE ... £225,000-£250,000 - Leasehold**

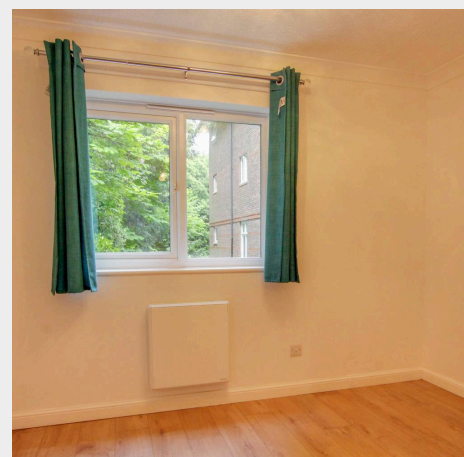






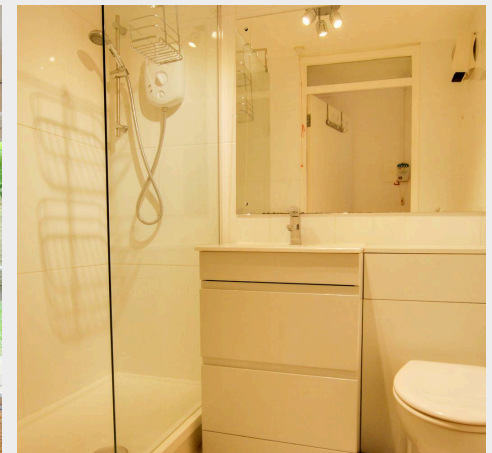
A recently refurbished 2 bedroom ground floor garden flat in this popular town centre retirement complex (residents need to be 55 or older) ideally placed within a few hundred yards of the Orchard shopping centre which is presented for sale in immaculate order throughout and benefits from having a lease extension.

- Recently refurbished 2 bed ground floor flat
- Resident needs to be 55 years or older
- Doors from living room out to patio and gardens
- Popular town centre retirement complex
- Re-fitted kitchen and shower room
- Redecorated throughout - double glazed windows
- Lease recently extended at great cost
- Friendly manager on site Mon-Fri 9-5
- Excellent communal facilities and guest apartment
- Beautiful front & rear communal gardens
- Resident car parking (permit required)
- Council Tax Band 'C' and EPC 'D'
- Tenure: leasehold - recently extended for a term of 159 years from 1st June 1987
- Service charge: for the current year 1st April 2025 to 31 March 2026 = £4882.14
- Ground rent: currently £150 pa
- Managing agents: First Port Property Services
- Manager: Tony Storer t: 01444 457457  
e:clovercourt12278@firstport.co.uk



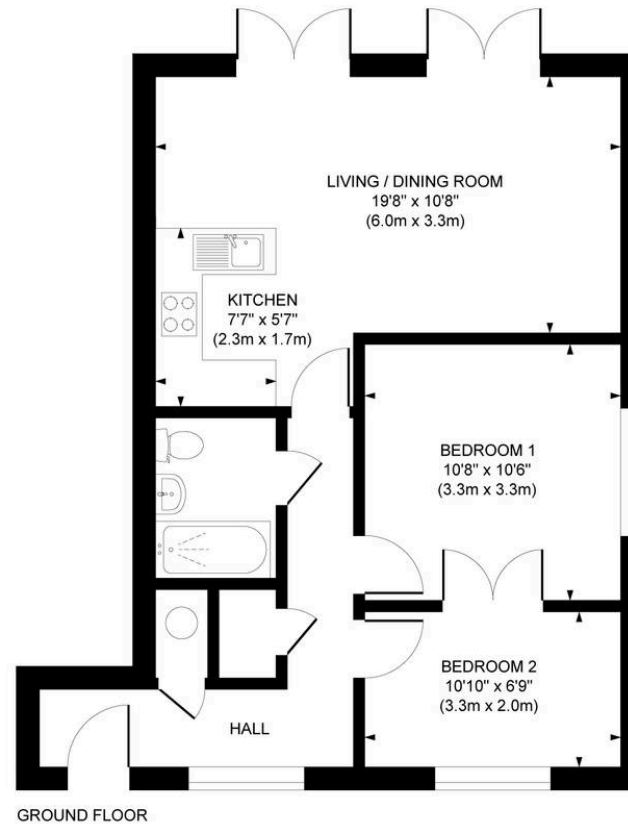
Clover Court occupies one of the best locations on the edge of the town centre within 150 yards of the Orchards Shopping Centre to include Marks & Spencer and the popular Bay Tree cafe making it an ideal location for those that do not drive and wish to maintain their independence. South Road (main shopping area) is within easy walking distance and the Broadway with its numerous restaurants, cafés and bars is located at the western end of Church Road. Also within a very short walk is the glorious woodland of Clair Park which is home to the Haywards Heath Cricket club and makes a pleasant walk through to the railway station and Waitrose. The town has several large open spaces, a leisure centre, numerous social, leisure and community groups and the Newtons medical practice is within 300 yards.

The railway station is 0.6 miles distant and provide fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton city centre in 20 mins.





Approximate Gross Internal Area  
572 sq. ft / 53.00 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

**Mansell McTaggart Haywards Heath**  
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