



23 Clover Court
Church Road, Haywards Heath, West Sussex. RH16 3UF



Mark Revill & Co

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West Sussex. RH16 3UF

£185,000

This excellent first floor retirement flat forms part of a very popular purpose built development specifically designed for the active elderly offering the residents independence and security. Clover Court has a resident manager, a 24 hour emergency call system (pull cord in each room), a communal lounge with kitchen, laundry, attractive gardens and there is a guest suite available. This excellent flat has the benefit of slimline storage heating and double glazing and features a good size west facing living room, a refitted kitchen complete with appliances and the master bedroom has an en suite shower room.

Clover Court is set well back from the road on level ground in this very convenient central location just a short walk from the town centre including the Orchards shopping thoroughfare with the main post office and several major high street stores including Marks & Spencer. Also in the immediate vicinity are local churches, the Broadway with its array of restaurants, Victoria Park and a modern medical centre, whilst Haywards Heath mainline railway station is within easy reach.



Communal Entrance With security door entry intercom. Hall to communal facilities and lift to:

FIRST FLOOR FLAT

Hall Walk-in airing/storage cupboard housing pre-insulated hot water tank with twin immersion heater, slatted shelving, light point, electric meters and trip switches. Emergency call intercom. Slimline storage heater.

Living Room 16'3" x 10'5" (4.95m x 3.18m) Enjoying a pleasant westerly aspect. Attractive 'Adam' style fire surround, marble effect insert and hearth. 2 wall light points. TV aerial point. Telephone point. Slimline storage heater with convector. Double glazed replacement window.

Kitchen 8'10" x 6'7" (2.69m x 2.01m) Well fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces with cupboards and drawers under. Fitted **4 ring halogen hob** with extractor hood over. Built-in stainless steel **double electric oven**, cupboard under and over. 'Hotpoint' **larder fridge**. Good range of wall cupboards including glazed cabinets. Concealed worktop lighting. Part tiled walls.

Bedroom 1 18'1" narrowing to 16'2" (4.93m) x 8'7" (5.51m x 2.62m) Excellent range of fitted furniture comprising triple wardrobe with half mirrored door, 2 bedside cabinets and drawer units, fitted dressing table top with 2 chest of drawers and open shelving beneath. Double glazed window. Slimline storage heater with convector.

En Suite Shower Room Fully tiled shower cubicle with glazed screen and doors, fitted 'Mira' fitment, low level wc, wash hand basin with mixer tap. Extractor fan. Wall mounted convector heater. 2 cabinets with mirror doors. Electrically heated chromium towel warmer. Half tiled walls.

Bedroom 2 13' x 7'3" (3.96m x 2.21m) Built-in double wardrobe. Double glazed window. Slimline panel heater.

Bathroom White suite comprising bath, basin with mixer tap and cupboard beneath, low level wc. Extractor fan. Electrically heated towel warmer. Glass fronted wall cabinet. Part tiled walls, fully tiled around bath.

OUTSIDE

Ample Car Parking Space

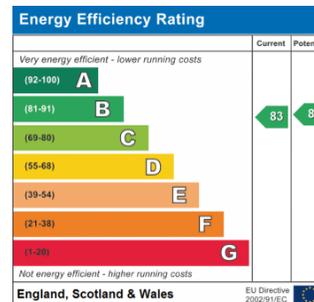
Communal Gardens Well tended, arranged as central lawn with paved terrace numerous herbaceous beds. Paved seating areas to the front of the building.

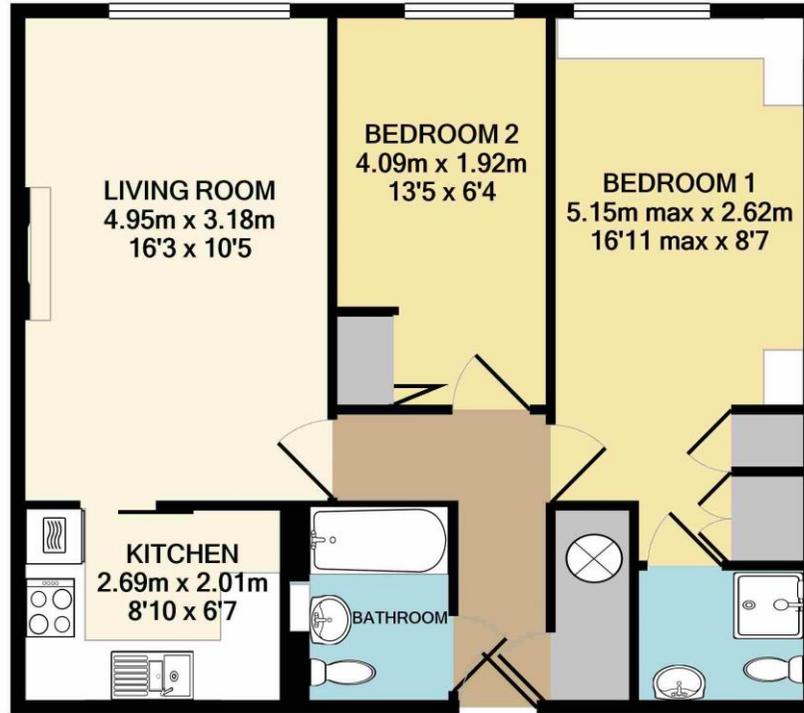
OUTGOINGS

Ground Rent £150 per annum.

Maintenance £3,930.03 per annum.

Lease 99 years from 1987.





TOTAL APPROX. FLOOR AREA 59.0 SQ.M. (635 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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