



**2 Church Court**  
Church Road, Haywards Heath, West Sussex. RH16 3UE



**Mark Revill & Co**

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£89,500

This very well presented ground floor flat forms part of a purpose built development specifically designed for the active elderly. Benefits include a resident house manager, a 24 hour emergency call system, a security entry phone, communal lounge, kitchen and laundry and there is a guest suite available at a nominal charge. The flat enjoys a favoured southerly and easterly aspect, features a good size living room and double glazed replacement windows throughout.

Situated in this central location just a short walk to the town centre including The Orchards shopping thoroughfare, which has a Marks and Spencer, post office and several coffee shops. Other amenities are within easy reach including the mainline railway station, parish church and modern medical centre.



Main entrance. Security entry intercom. Main door to communal reception hall and lounge. Hallway leading to:

## GROUND FLOOR FLAT

**Entrance Hall** Security door entry phone. 24 hour emergency call intercom. Built-in slatted shelved cupboard housing pressurised pre-insulated hot water tank. Storage heater.

**Living Room** 17'7" x 9'4" (5.36m x 2.84m) Double aspect room. TV aerial point. Telephone point. 2 double glazed windows. Storage heater. Ceiling light and fan.

**Kitchen** 7'10" x 5'9" (2.39m x 1.75m) Stainless steel sink with mixer tap, adjacent worktop with cupboards, drawers and appliance space under. Built-in Lamona **fan assisted oven** with **4 ring halogen hob**. Pull out extractor fan. Matching worktop, cupboards, drawers and space for upright fridge/freezer. Range of eye level wall cupboards. Double glazed window. Tiled splashbacks.

**Bedroom** 9'6" x 9' (2.90m x 2.74m) plus 4'6" (1.37m) door recess. Built-in double wardrobe with cupboard over. Telephone point. TV aerial point. Double glazed window with outlook to front. Night storage heater.

**Refitted Shower Room** Large walk-in shower with glazed screen, hand held attachment, low level wc, wash hand basin with vanity unit. Chromium ladder towel warmer/radiator. Wall mirror, light and shaver point. Extractor fan. Fully tiled walls and floors.

## OUTSIDE

### Residents' Parking

**Communal Gardens** Well maintained with lawn, established hedges, flower and shrub borders. Seating areas.

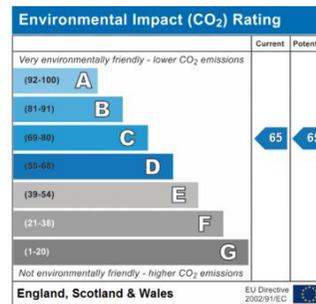
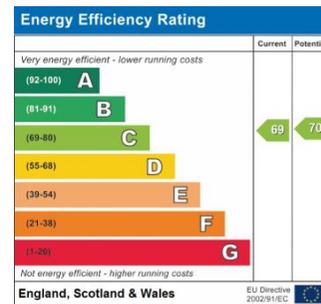
## COMMUNAL FACILITIES

**Lounge, laundry and guest suite** (available at a nominal charge).

## OUTGOINGS

**Service Charge** Approximately £2,166 per annum, which includes maintenance of the building and gardens, ground rent, buildings insurance, window cleaning and the services of the House Manager.

**Lease** 99 years from 25th December 1985.



# Floor Plan

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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