



23 Oakview Court
St Georges Park, Ditchling Common. RH15 0SG

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£365,000

This excellent first floor retirement apartment forms part of the prestigious St Georges Park development set in beautiful grounds extending to approximately 250 acres including a lake and woodland. St Georges Park has been specifically designed for the active over 60s offering residents security and independence within a vibrant and diverse community. Residents have the use of a wide range of facilities including a restaurant, shop, library, games room, hairdressers and 24 hour concierge service. In addition, visitor suites are available and within the extensive grounds there is a concert hall, bowling green and a swimming pool and cafe. The bright and extremely well presented accommodation has the benefit of gas fired central heating and double glazing and incorporates a fine living room enjoying a favoured westerly aspect, an excellent comprehensively fitted kitchen complete with appliances, 2 bedrooms with an en suite shower room to the main bedroom and a luxury bathroom.

Occupying a tranquil rural location yet just 3 miles south of Haywards Heath, 2.5 miles east of Burgess Hill and less than 3 miles north of the downland village of Ditchling. There is a regular bus service which runs from just outside the north entrance and there is a mini bus



available for residents offering links to the local towns. Brighton is about 12 miles distant, Lewes is 10 miles and Crawley 15 miles.

FIRST FLOOR APARTMENT

Spacious Hall Large range of built in coats/storage cupboard with hanging rail and shelving. Built in airing cupboard housing cold water and pre-insulated hot water tank, slatted shelving. Further built in storage cupboard with trip switches.

Living Room 20'6" x 11'9" (6.25m x 3.58m) Feature flame effect electric fire. TV aerial point. Large double glazed window. 2 wall light points. 2 radiators. Archway to:

Kitchen 11'7" x 7'9" (3.53m x 2.36m) Comprehensively fitted with a quality range of units comprising inset stainless steel bowl and a half sink with mixer tap, extensive work surfaces, cupboards, drawers, integrated **dishwasher** and washer/dryer under. Built in brushed steel electric double oven, cupboard under and over. Fitted **4 ring halogen hob** with brushed steel extractor hood over. Good range of wall cupboards, further wall cupboards. **Fridge/freezer**. Cupboard housing Ideal gas boiler. Part tiled walls. Tiled floor.

Bedroom 1 11'10" x 11'3" plus wide door recess (3.61m x 3.43m) Built in double and single wardrobe. Double glazed window. Radiator.

En Suite Shower Room Glazed shower cubicle, wc with concealed cistern, inset basin, mirror and strip light over. Heated ladder towel warmer/radiator. Extractor fan. Fully tiled walls and floor.

Bedroom 2 10'9" x 8'4" (3.28m x 2.54m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap, shower attachment, glazed screen, inset basin, wall mirror and strip light over. wc with concealed cistern. Extractor fan. Heated ladder towel warmer/radiator. Part tiled walls. Tiled floor.

OUTSIDE

Residents Parking Permit required subject to availability. Plus free visitors parking.

Grounds Extending to about 250 Acres Offering a natural venue for walking via a network to footpaths. This includes woodland, lakes, paved seating area, **bowling green** and a **croquet lawn**. Allotment subject to availability.

COMMUNAL FACILITIES

Restaurant/bistro, shop, library, games room, therapy room and a **hairdressers** in the main reception area plus a leisure complex with **heated swimming pool** and **cafe**. Visitor's suites are available for a nominal charge.

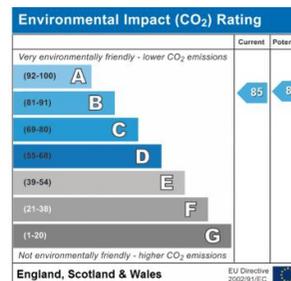
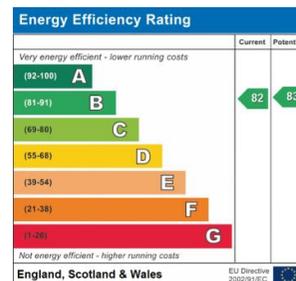
OUTGOINGS

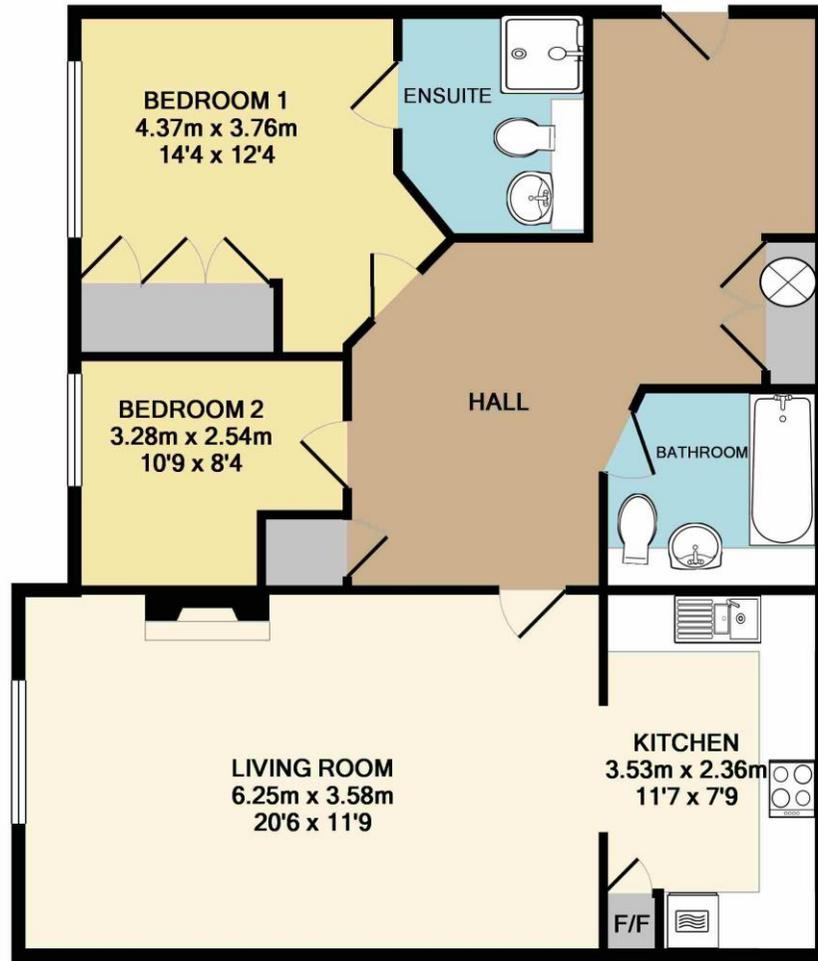
Ground Rent Approximately £300 per annum.

Service Charge £464.84 per month.

Buildings Insurance £103.45 per annum.

Leasehold About 112 years remaining.





TOTAL APPROX. FLOOR AREA 87.0 SQ.M. (936 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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