



25 Birch Walk

St Georges Park, Ditchling Common, RH15 0SA



Mark Reville & Co

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St Georges Park, Ditchling Common,
RH15 0SA

Price £395,000

This splendid top (second) floor retirement apartment forms part of the prestigious St Georges Park development set in beautiful grounds extending to about 250 acres including a lake and woodland. St Georges Park has been specifically designed for the active over 60's offering residents security and independence within a vibrant and diverse community having the use of a wide range of facilities including a restaurant, shop, library, games room, hairdressers in the main reception area plus a leisure complex with heated swimming pool and cafe. In addition, there is a 24 hour concierge service, an emergency call system, visitor's suites are available subject to a nominal charge and within the extensive grounds there is a concert hall, allotments and bowling greens. The apartment enjoys an outlook over the central courtyard and the bright and extremely well presented accommodation has the benefit of gas fired central heating and double glazing. Other features include a fine sitting and dining room with wide bay window, an excellent comprehensively fitted kitchen complete with AEG appliances, 2 bedrooms including a main bedroom with a range of built-in wardrobes, an en suite shower room and there is a further spacious 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 10 miles and Crawley 15 miles.

SECOND (TOP) FLOOR APARTMENT

Spacious Hall Built-in coats/store cupboard. Good size built-in airing cupboard housing cold and pre-insulated hot water tanks, slatted shelving. Radiator.

Living Room 17' x 16'6" (5.18m x 5.03m) into bay. A fine room with wide bay window overlooking the central courtyard. Handsome fireplace with polished stone surround, insert and hearth, fitted coal effect electric fire. Fitted book shelf and TV/Satellite aerial points. Telephone point. 2 large double glazed windows. 2 radiators.

Excellent Kitchen 11'7" x 7'8" (3.53m x 2.34m) Comprehensively fitted with attractive range of units complete with AEG appliances comprising: inset stainless steel bowl and a half sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers, integrated **dishwasher** and **washer/dryer** beneath. Built-in **electric double oven**, cupboard under and over. Fitted **4 ring gas hob** with extractor hood over. Integrated tall **fridge/freezer**. Range of wall cupboards including glazed cabinets, wall unit housing gas boiler. Telephone point. Part tiled walls. Tiled floor.

Bedroom 1 16'1" narrowing to 13'3" x 12'5" (4.04m x 3.78m) 2 built-in double wardrobes, tall shelved built-in cupboard. Telephone point. Double glazed window. Radiator.

En Suite Shower Room Fully tiled walls. Glazed shower cubicle with Grohe fitment, low level wc with concealed cistern, inset wash hand basin with mixer tap, adjacent shelf, wall mirror, small strip light over. Shaver point. Heated ladder towel warmer/radiator. Extractor fan. Tiled floor.

Bedroom 2 11'10" x 8'3" (3.61m x 2.51m) Telephone/Internet point. Double glazed window. Radiator. Extensive range of fitted book shelving, desk unit with cupboard and drawers which are included with the property.

Bathroom White suite comprising panelled bath with mixer tap and shower attachment, glazed screen, inset wash hand basin with mixer tap, adjacent shelf, low level wc with concealed cistern. Large wall mirror, strip light over. Shaver point. Heated ladder towel warmer/radiator. Extractor fan. 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 of footpaths. This includes woodland, lakes, paved seating areas, bowling green and a croquet lawn. Allotment subject to availability.

COMMUNAL FACILITIES

Restaurant/Bistro, Shop, Library, Games Room, Gymnasium, Therapy Room and 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 £300 per annum.

Service Charge £5,805 per annum (November 2021).

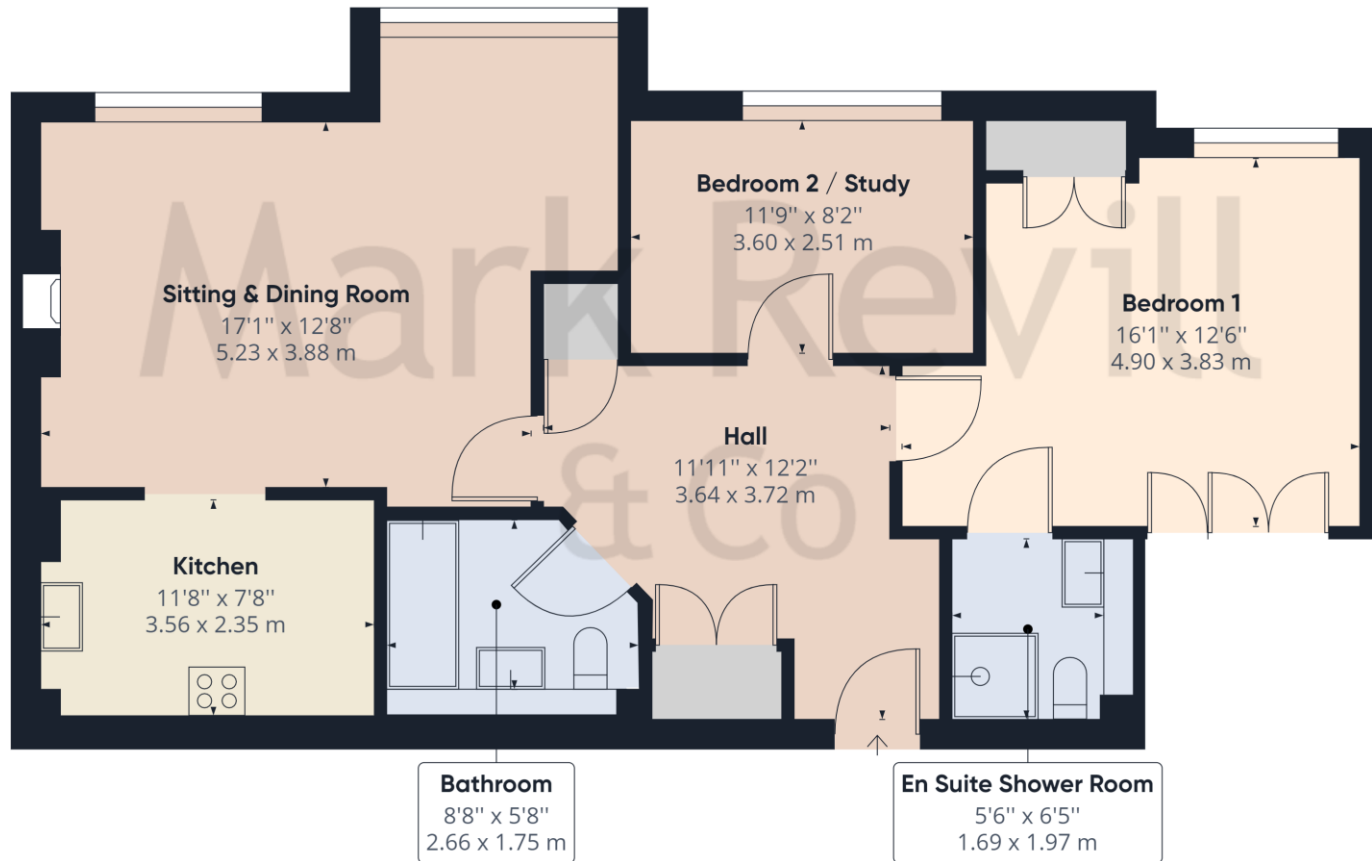
Lease 125 years from 2007.

Note: All the furniture and fittings are available subject to negotiation.

Directions From Haywards Heath proceed in a southerly direction on the B2112 for just over 3 miles. After passing the junction to Janes Lane (signposted Worlds End) continue for a short distance and turn left to St Georges Park (southern entrance), continue along the drive at the T junction turn left beside the lake following signs to the marketing suite. The visitors car park is straight ahead. Birch Walk is located on the western edge of the development.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾

906.49 ft²
84.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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