



11 Barnard Gate

Balcombe Road, Haywards Heath, West Sussex. RH16 1PQ



Mark Revill & Co

11 Barnard Gate, Balcombe Road Haywards Heath, West Sussex. RH16 1PQ

£175,000

This excellent ground floor retirement flat forms part of an attractive purpose built development constructed about 28 years ago specifically designed for the active elderly of 60 years and over. The flat has its own entrance, has the benefit of double glazed replacement windows throughout and electric heating on the Economy 7 tariff and incorporates 2 bedrooms, a refitted bathroom, a splendid sitting/dining room with double glazed doors opening to a patio and communal gardens and an excellent comprehensively fitted kitchen complete with appliances. Barnard Gate has the services of a house manager and there is a 24 hour emergency call system.

Barnard Gate is situated just off Balcombe Road within a short walk to Sainsbury's and Waitrose superstores and close to Haywards Heath mainline railway station. The town centre is approximately 1 mile distant offering a comprehensive range of shops including Marks & Spencer, several coffee shops, banks and a post office. The A23 lies about 5.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is 15 miles to the south.



GROUND FLOOR FLAT

Own Entrance Part glazed panelled front door to:

Spacious Hall Large built in understairs storage coats/storage cupboard with light point. Built in airing cupboard housing hot water cylinder with twin immersion heaters. Slimline storage heater. Emergency pull cord and intercom.

Sitting and Dining Room 18' maximum x 10'6" (5.49m x 3.20m) Enjoying an attractive outlook over the communal grounds. Fireplace with moulded timber surround, polished stone insert and hearth, fitted coal effect electric fire. TV aerial point. Telephone point. 2 wall light points. Slimline storage heater. Double glazed casement doors to patio and communal gardens.

Excellent Kitchen 10'7" into recess x 7'10" (3.23m x 2.39m) Comprehensively fitted with an attractive range of shaker style units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces and upstands, cupboards, including magi-corner and bin storage, drawers and integrated **washing machine** under. Fitted **4 ring induction hob** with glass splashback and brushed steel extractor hood over flanked by a range of wall cupboards with work top lighting beneath. Tall larder unit, built in brushed steel **electric oven**, cupboard under and over. Integrated tall **fridge** and **freezer**. Emergency pull cord. Double glazed window. Vinyl flooring.

Bedroom 1 10'5" plus door recess x 8'9" (3.18m x 2.67m) Fitted double and single wardrobes. TV aerial point. Double glazed window. Slimline panel heater.

Bedroom 2 10'4" plus door recess x 6'10" (3.15m x 2.08m) Fitted double wardrobe. Emergency pull cord. Double glazed window. Slimline panel heater.

Bathroom Re-fitted with white suite comprising shaped bath with mixer tap and shower attachment, curved glazed shower screen, basin with single lever mixer tap, cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Wall mounted convector heater. Emergency pull cord. Double glazed window. Fully tiled walls.

OUTSIDE

Ample Car Parking plus visitors spaces.

Communal Grounds Well kept lawns with pathways and established flower and shrub beds and borders, several seating areas. Screened from the road by mature trees.

OUTGOINGS

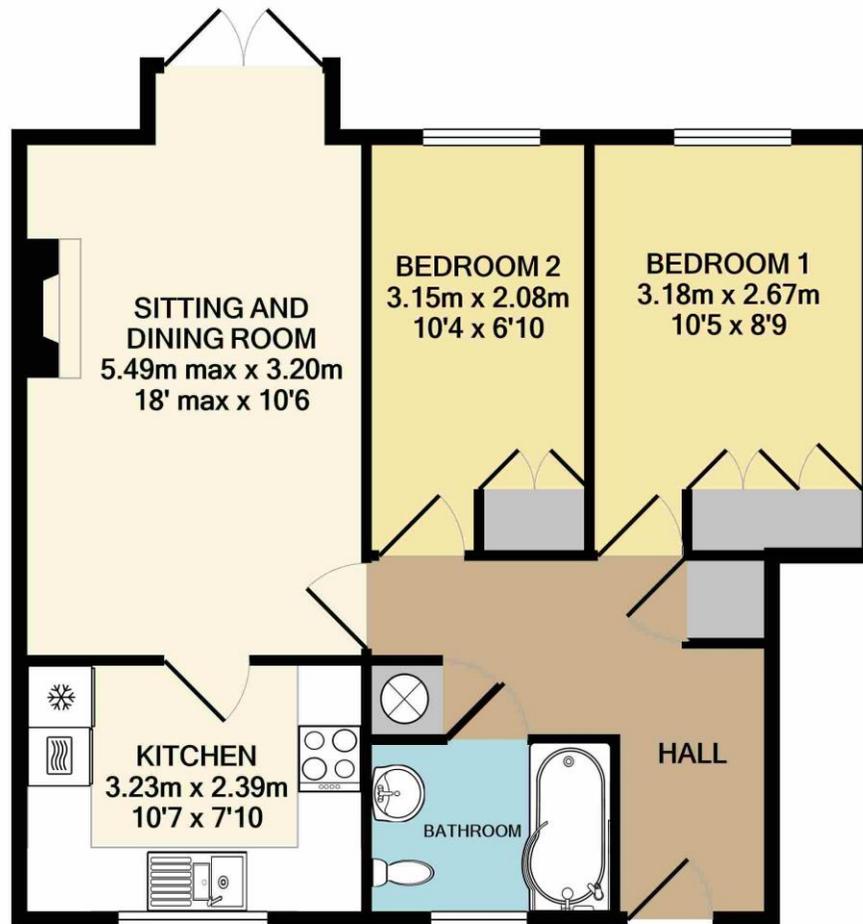
Ground Rent Peppercorn.

Service Charge About £220 per month. Includes building insurance, upkeep of the grounds and the services of a house manager.

Lease 99 years from 1993. **Note:** We understand there is a provision for a lease extension if desired.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 54.0 SQ.M. (581 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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