



11 Church Court
Church Road, Haywards Heath, RH16 3UE



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Guide Price £100,000

This excellent first floor retirement 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, communal lounge with kitchen, laundry and there is a guest suite available at a nominal charge. The flat enjoys a favoured southerly aspect with distant views to the South Downs, features a good size double aspect living room, a refitted kitchen complete with appliances, double bedroom with large wardrobe and a shower room. The flat has the benefit of double glazing, electric heating on the off peak tariff. In addition, the block has a lift and a security entry intercom and there is ample parking to the rear.

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



Main entrance. Security entry intercom. Main door to communal reception hall and communal lounge. Hallway to **lift** and laundry room.

FIRST FLOOR FLAT

Hall Built-in airing cupboard housing cold water tank and pre-insulated hot water cylinder. Good size built-in shelved storage cupboard. Door entry phone. Door intercom and emergency call system.

Living Room 15' x 10'6" (4.57m x 3.20m) Double aspect with southerly distant views to the South Downs. TV aerial point. 2 double glazed windows. Sliding doors to:

Kitchen 7'10" x 6'6" (2.39m x 1.98m) Well fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards and drawers under. Built-in **electric oven**, fitted **4 ring halogen hob** with brushed steel extractor hood over. Range of wall cupboards. Integrated tall **fridge** and **freezer**. Part tiled walls. Vinyl flooring.

Bedroom 12' x 9'1" (3.66m x 2.77m) Built-in double wardrobe with cupboard over. Double glazed window. 2 wall light points. Slimline storage heater.

Shower Room White suite comprising walk-in fully tiled shower with fold down seat, pedestal basin with tiled splashback, close coupled wc. Mirror wall strip light/shaver point. Extractor fan. Vinyl flooring.

OUTSIDE

Ample Residents' Parking

Communal Gardens Well maintained with lawns, established hedges, flower and shrub borders with seating areas.

COMMUNAL FACILITIES

Lounge with **kitchen, laundry** and **guest suite** available at a nominal charge.

OUTGOINGS

Service Charge Approximately £2,200 per annum, which includes maintenance of the building and gardens, ground rent, buildings insurance, window cleaning and the services of a House Manager.

Lease About 153 years unexpired.

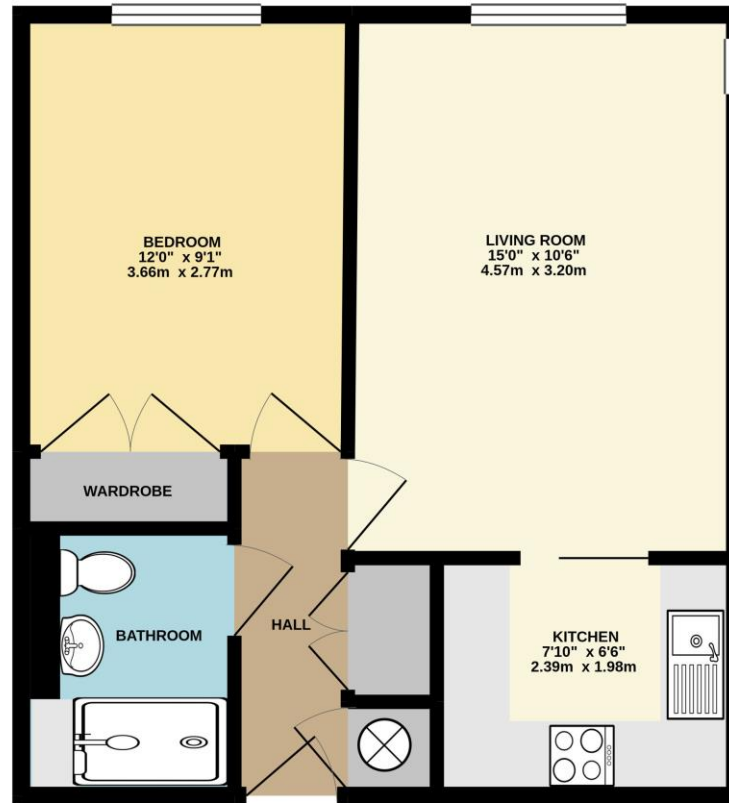
Managing Agents Home Group 33 Farringdon Road, London, EC1M 3JF Call: 020 7430 1168



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	86
(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	



FIRST FLOOR FLAT
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 427 sq.ft. (39.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
haywardsheath@markrevill.com

