



11 Birch Walk

St Georges Park, Ditchling Common, RH15 0SA



Mark Revill & Co

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St Georges Park, Ditchling Common,
RH15 0SA

Guide Price £350,000

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 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

Hall Large built-in airing/storage cupboard housing cold and pre-insulated hot water tanks and slatted shelving. Built-in storage cupboard with trip switches.

Sitting/Dining Room 22'11" x 11'8" (6.99m x 3.56m) A fine room with wide double glazed bay window overlooking the communal gardens. Handsome fireplace with contemporary stone surround, polished stone insert and hearth, fitted coal effect electric fire. Media and data plates incorporating points for TV, internet, etc. 2 radiators. Archway to:

Excellent Kitchen 11'8" x 7'9" (3.56m x 2.36m) Comprehensively fitted with an attractive range of units comprising inset stainless steel bowl and a half sink, extensive work surfaces, cupboards, drawers, integrated Blombery **dishwasher** and AEG **washer/dryer** beneath. Integrated AEG tall **fridge** and **freezer**. Built-in AEG brushed steel **electric double oven**, cupboard under and over. Range of wall cupboards, further wall cupboards. Cupboard housing Alpha gas boiler. Worktop lighting. Central heating and hot water time control. Telephone and internet points. Part tiled walls. Tiled floor.

Bedroom 1 12' x 11'3" (3.66m x 3.43m) Built-in double and single wardrobe incorporating hanging rails and shelving. TV aerial point. Telephone and internet points. Double glazed window. Radiator.

En Suite Shower Room Fully tiled walls. Large walk-in glazed shower with Grohe fitment, inset basin with single lever mixer tap, wc with concealed cistern, useful shelf over. Wall mirror with small strip light over. Shaver point. Heated ladder towel warmer/radiator. Extractor fan. Tiled floor.

Bedroom 2 10'8" x 8'3" (3.25m x 2.51m) TV aerial point. Telephone and internet points. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, glazed screen basin with single lever mixer tap, flanked by a long shelf, wc with concealed cistern. Wall mirror with strip light over. Heated ladder towel warmer/radiator. Shaver point. 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

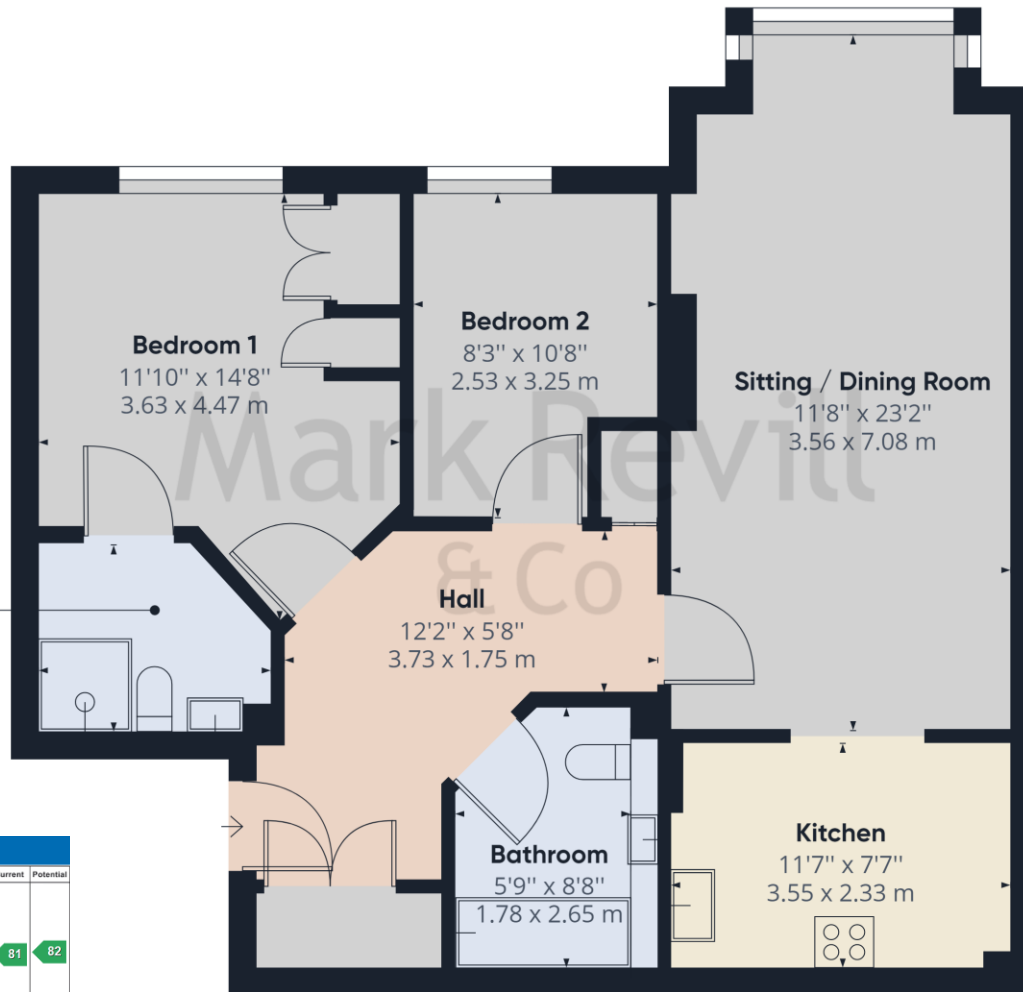
Ground Rent £300 per annum.

Service Charge £6,188 per annum (£119 per week).

Lease 109 years remaining.

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 visitor's car park is straight ahead. Birch Walk is located on the western edge of the development.





Approximate total area⁽¹⁾
 809.17 ft²
 75.17 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.

GIRAFFE360

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

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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