



**6 Petlands Lodge**  
Church Road, Haywards Heath, RH16 3NY

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£275,000

This excellent ground (entrance) floor retirement apartment forms part of the exclusive Petlands Lodge constructed in 2016 to a high specification by Churchill Retirement Living. Petlands Lodge has been specifically designed for the active over 60's offering residents' security and independence within a vibrant and diverse community. Residents have the use of a furnished lounge with coffee bar, a guest suite facility, well kept landscaped gardens and there is a lodge manager plus a 24 hour care and support system. The apartment enjoys the benefit of double glazing, a low carbon energy efficient heating system with radiators (included in the service charge) and off peak electricity hot water and incorporates a pleasant living room with Juliet balcony, quality fitted kitchen complete with appliances, double bedroom with built-in wardrobe and a luxury shower room.

Petlands Lodge is situated in a central location just a short walk to the town centre including the Orchards shopping thoroughfare which has several coffee shops and well known stores including Marks and Spencer. Also close by is St Wilfrids Church, several banks, a modern medical centre, dentist, Sainsbury's and



Waitrose superstores, The Broadway with its array of restaurants and Victoria Park with its tennis courts. Haywards Heath mainline station is less than 1 mile distant and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Borde Hill and Wakehurst Place Gardens, the South Downs National Park and Ashdown Forest are all within a short drive offering splendid venues for walking.

## GROUND (ENTRANCE) FLOOR APARTMENT

**Hall** Good size cupboard housing Gledhill hot water tank, slatted shelving and electric meters. Radiator. Emergency call intercom. Dado rail.

**Living Room** 14' x 12'9" (4.27m x 3.89m) Handsome fireplace surround and hearth with fitted flame effect electric fire. TV aerial point. Telephone point. Coved ceiling. Double glazed window and door to **Juliet Balcony**.

**Excellent Kitchen** 9'10" x 6'7" (3.00m x 2.01m) Comprehensively fitted with attractive range of high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent extensive work surfaces with cupboards, drawers, wine racks, integrated **washing machine, fridge** and **freezer** beneath. Built-in **electric oven**, cupboard and drawer under, cupboard over. Fitted **4 ring halogen hob** with brushed steel extractor hood over. Excellent range of wall cupboards. Worktop lighting. Wall mounted convector heater. Double glazed window. Ceiling downlighters. Part tiled walls. Quality wood effect vinyl flooring.

**Bedroom** 17'11" x 9'4" (5.46m x 2.84m) Built-in double wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Radiator.

**Shower Room** White suite comprising fully tiled glazed shower cubicle, inset basin with single lever mixer tap, cupboard beneath, wc with concealed cistern and shelf over. Electrically heated chromium ladder towel warmer/radiator. Wall cabinet with mirror and light. Extractor fan. Fully tiled walls. Non slip vinyl flooring.

## OUTSIDE

**Communal Gardens** To the front and rear of the building arranged with paved seating areas, lawns, shrub borders and herbaceous beds.

**Ample Permit Parking Available**

## COMMUNAL FACILITIES

**Furnished owners lounge with coffee bar/kitchen. Guest suite facility.**

## OUTGOINGS

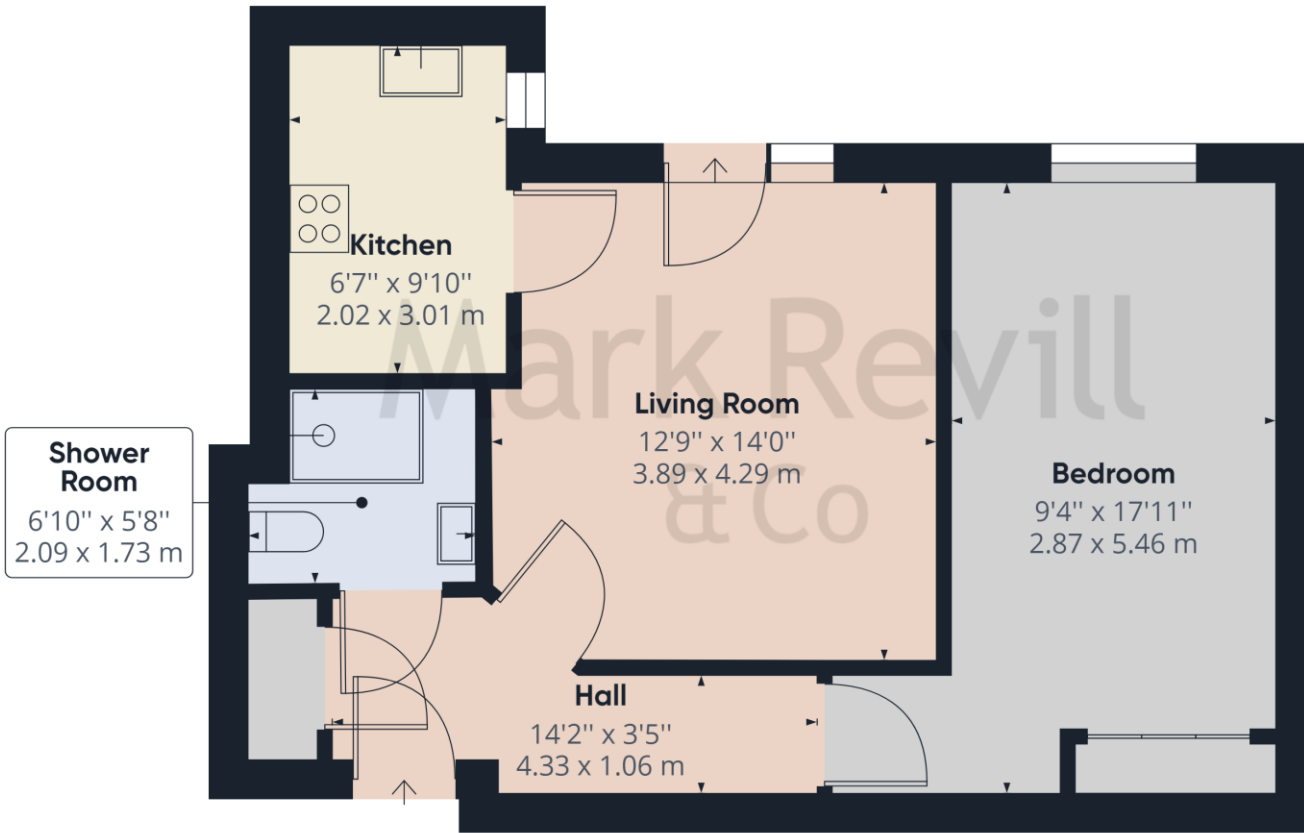
**Ground Rent** £575 per annum.

**Service Charge** £2,656.47 per annum.

**Lease** 125 years from 01/12/2016

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





**Approximate total area<sup>(1)</sup>**  
533.09 ft<sup>2</sup>  
49.53 m<sup>2</sup>

(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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