



24 Heath Court
Heath Road, Haywards Heath, RH16 3AF

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£165,000

This bright and well presented first floor retirement flat forms part of a purpose built development constructed in 1987 by McCarthy & Stone specifically designed for the active elderly of 60 years and over. The flat enjoys a favoured southerly aspect with an outlook over the communal gardens to the front, has the benefit of electric heating and double glazing and incorporates a very good size living room, an excellent refitted kitchen with integrated appliances also the shower room has been refitted. Heath Court has a security door entry, a 24 hour emergency call system, a lift and there is a house manager. The residents have the use of a communal living room with adjacent kitchen on the ground floor, laundry on the lower ground floor and the well-kept gardens include a paved terrace to the south facing front and lawns to the rear. There is also a guest suite available at a nominal charge

Heath Court is located in a central position opposite Newtons Health Centre and close to The Broadway with its local shops and restaurants. The town centre is close at hand offering a wide range of shopping facilities including Marks and Spencer, several coffee shops,



banks and the Post Office. Haywards Heath mainline railway station is 0.5 of a mile distant and the A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport and the cosmopolitan city of Brighton and the coast.

FIRST FLOOR FLAT

Hall Electric heater. Entry phone system and personal alarm. Deep shelved storage cupboard.

Refitted Kitchen 9' x 5'10" (2.74m x 1.78m) Bright and spacious with a southerly aspect. Single drainer stainless steel sink unit with chromium mixer tap. John Lewis **ceramic electric 4 ring hob** with Zanussi stainless steel **oven** beneath, filter and light over. Ample worktops with integrated **fridge** and **freezer** beneath, 7 eye level wall cupboards. Washing machine. Corner shelf units. Fully tiled walls.

Sitting/Dining Room 19'4" x 10'1" (5.89m x 3.07m) Attractive deep bay window with southerly aspect with outlook over the communal gardens to the front. 2 wall light points. Electric heater. Emergency pull cord. Deep walk-in storage cupboard with shelving, lighting also housing hot water cylinder, electric fuse board and meters.

Bedroom 1 14'4" x 9'9" (4.37m x 2.97m) Built-in double wardrobe cupboard with mirrored doors. Wall light point. Electric heater. Deep bay window with southerly aspect, outlook to front.

Bedroom 2 9'9" x 8'8" (2.97m x 2.64m) Built-in wardrobe cupboard plus free standing wardrobe cupboard. Wall light point. Electric heater. Emergency pull cord.

Refitted Shower Room Well fitted with large walk-in shower cubicle with glass sliding doors and Mira electric independent shower unit with shower head, low level wc, vanity unit incorporating wash basin with cupboard beneath and mirror over. Extractor fan. Electric towel rail. Electric wall heater. Fully tiled walls. Large mirror fronted wall cabinet.

COMMUNAL FACILITIES

Lounge with **kitchen** at entrance level, **laundry room** on the ground floor with access to washing lines. **Guest suite** available at a nominal charge.

OUTSIDE

Communal Gardens Arranged mainly as lawns with paved seating area to the front enjoying a southerly aspect.

Residents Parking

OUTGOINGS

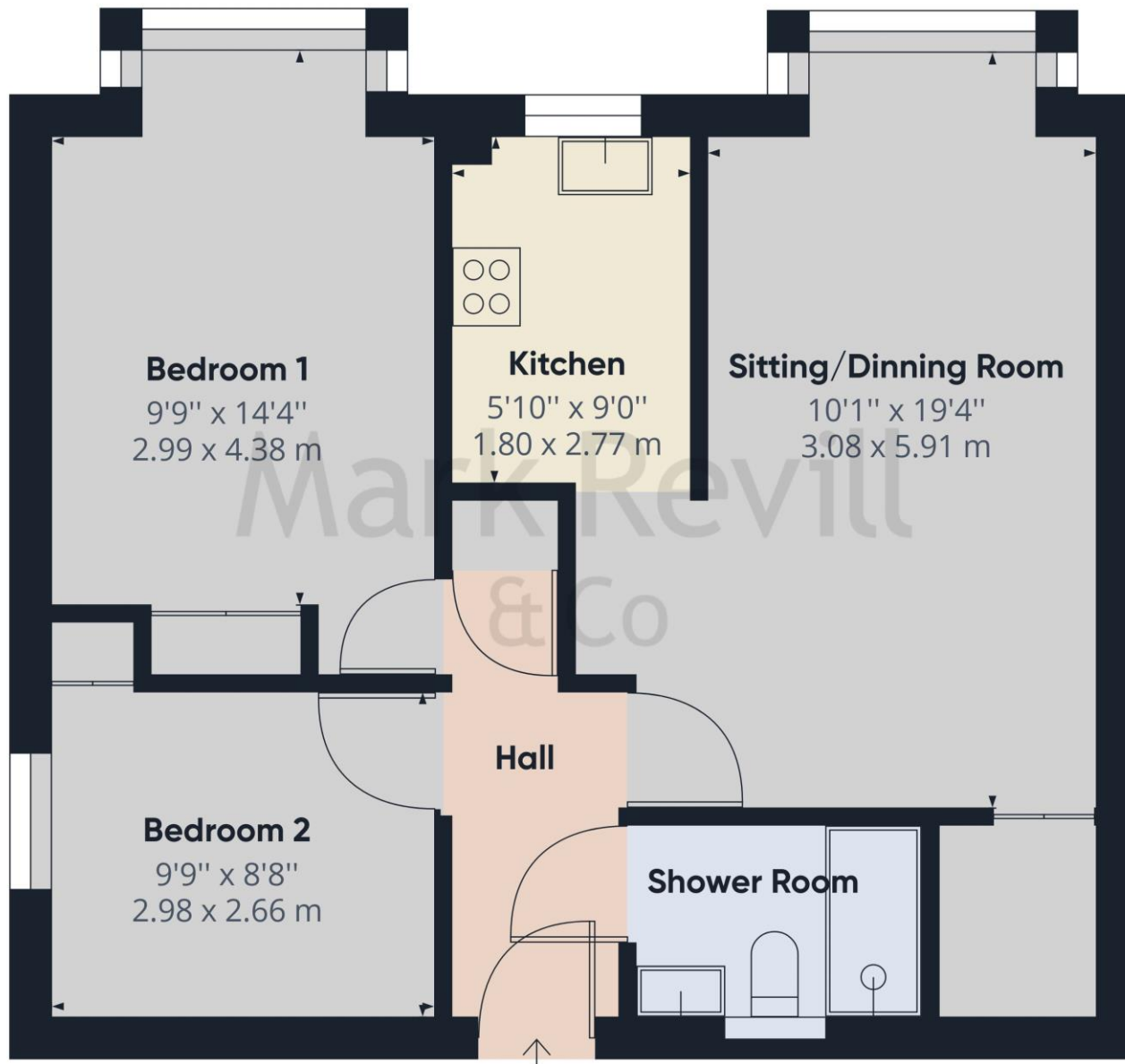
Ground Rent £275 per annum.

Service Charge From 17th September 2023 £2,601 for the half year.

Lease 89 years remaining.

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			
England, Scotland & Wales		81	83
		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
626.70 ft²
58.22 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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

 **Mark Revill & Co**