



19 Barnard Gate

Balcombe Road, Haywards Heath, RH16 1PQ



Mark Revill & Co

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£120,000

This excellent first floor retirement flat forms part of an attractive purpose built development constructed about 30 years ago specifically designed for the active elderly of 60 years and over. The flat has its own entrance and benefits from double glazed replacement windows throughout and electric heating on the Economy 7 tariff. The bright and well presented accommodation features a good size double aspect sitting/dining room with attractive outlook over the communal gardens, a well fitted kitchen complete with appliances, double bedroom with large built-in wardrobe and a modern bathroom. 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, the leisure centre and Haywards Heath mainline railway station. The town centre is approximately 1 mile distant offering a comprehensive range of shopping facilities including Marks and Spencer, several coffee shops, banks and 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 Brighton and the coast is approximately 15 miles to the south.



FIRST FLOOR FLAT

Own Ground Floor Entrance Hardwood panelled front door to:

Hall Stairs with fitted chair lift to:

First Floor Landing Good size built-in storage cupboard. Built-in airing cupboard housing hot water tank with twin immersion heaters. Hatch to loft space. Emergency pull cord. Door entry phone. Double glazed window. Slimline storage heater.

Sitting/Dining Room 18'5" x 10'7" (5.61m x 3.23m) Double aspect with double glazed bay window overlooking the communal gardens. Attractive fireplace with stone effect surround, insert and hearth, fitted electric fire. 2 wall light points. TV aerial point. Further double glazed window. Slimline storage heater.

Kitchen 8' x 7'1" (2.44m x 2.16m) Well fitted with attractive range of white fronted units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent worktop, cupboards, drawers, recess and **washing machine** under. Range of wall cupboards including glazed central unit. Matching worktop, cupboard, drawer, integrated **fridge** and **freezer** beneath. Built-in **electric oven**, **4 ring halogen hob** with filter hood over. Further range of wall cupboards. Worktop lighting. Double glazed window. Half tiled walls. Vinyl flooring.

Bedroom 12'7" x 10'8" (3.84m x 3.25m) Large built-in double wardrobe. Double glazed window. Slimline panel heater.

Bathroom White suite comprising bath with mixer tap and shower attachment, independent Mira electric shower over, folding glazed screen, basin with mixer tap, cupboards and drawers beneath, close coupled wc. Electrically heated towel warmer. Wall cabinet with central mirror and lighting flanked by shelved storage. Double glazed window. Part tiled walls. Tiled floor.

OUTSIDE

Useful Outside Storage Cupboard Housing electric meter.

Ample Car Parking plus visitor spaces.

Communal Gardens These surround the buildings arranged mainly as lawns with well lit pathways and numerous colourful flower and herbaceous beds and borders and incorporating several seating areas, all of which are screened from the road by mature trees.

OUTGOINGS

Ground Rent Peppercorn.

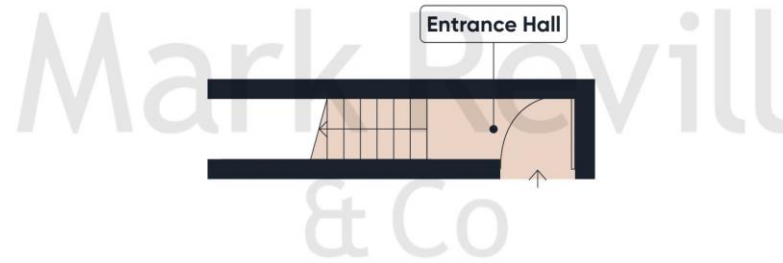
Service Charge £258 per month.

Lease 156 years unexpired.

Managing Agents Anchor Group 0300 123 7092.
Email: homeownershipteam@anchor.org.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor



Floor 1

Approximate total area⁽¹⁾

534.51 ft²

49.66 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.

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