



**7 Barnard Gate**  
Balcombe Road, Haywards Heath, RH16 1PQ

■ ■ ■ Mark Reville & Co

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### Offers In Excess of £125,000 Leasehold

An excellent opportunity to acquire a beautifully presented one-bedroom first-floor **retirement** flat, ideally located within a sought-after development on Balcombe Road in Haywards Heath. This bright and spacious home has been recently redecorated and is offered in superb condition throughout with vacant possession and no onward chain. A private entrance leads to a staircase rising to the first-floor landing, which provides access to a generous lounge/dining room overlooking the well-maintained communal gardens. The modern kitchen comes equipped with integrated appliances, and the double bedroom benefits from built-in wardrobes. There is also a contemporary shower room, night storage heating, and double glazing throughout. Residents and visitor parking is available, and a new 99-year lease will be granted upon completion

The location is highly convenient, just a short walk from Haywards Heath mainline railway station, offering direct services to London, Gatwick Airport, and the South Coast. A variety of local amenities are close by, including Waitrose, The Orchards Shopping Centre, and a range of cafés, restaurants, and independent shops. Beech Hurst Gardens is also nearby, providing lovely green space and leisure facilities. Medical centres, dental practices, and the Princess Royal Hospital are all within easy reach, offering excellent healthcare provision. Exclusively for the over 60s, this retirement development combines comfort, security, and a peaceful community atmosphere. Early viewing is highly recommended.

Ground Rent: Peppercorn

Service Charge: £280.72

Lease: New 99 Year Lease will be granted upon completion.





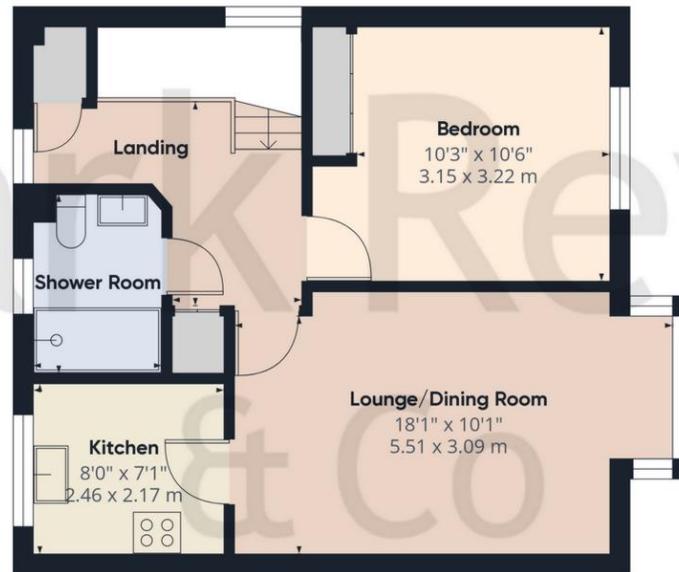


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

523.87 ft<sup>2</sup>

48.67 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.

Calculations are based on RICS IPMS 3C standard.

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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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