



55 Hurst Place, 1 Kleinwort Close, Haywards Heath, RH16 4XH

Guide Price £275,000-£285,000 ... Leasehold

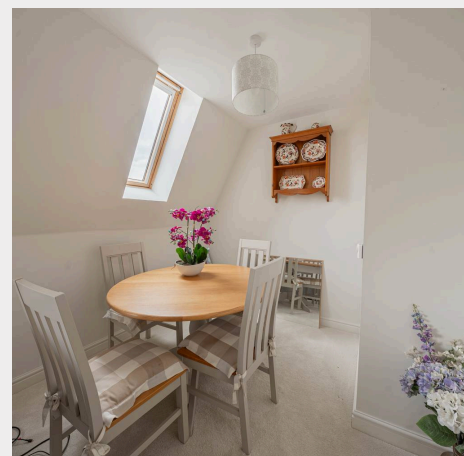
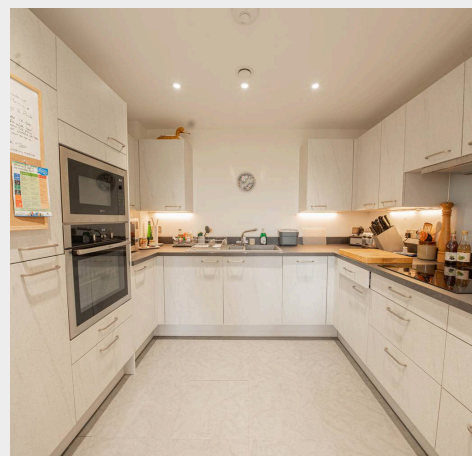


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A very spacious (691 ft.²/64.2 m²) second floor 1 bedroom retirement apartment in this fantastic complex on the western edge of town adjoining Beech Hurst Gardens with some excellent facilities including large gardens, a huge residents lounge, café, games room and therapy suite. Offered for sale with no onward chain.

- Large apartment (691 sq ft) in desirable retirement complex
- Residents' café, lounge, games room, library
- Reception staff by day
- 24 hour emergency care line
- High levels of security
- Lift service and staircase to all floors
- Beautiful garden with sun terrace
- L-shaped lounge/dining room with views
- Separate fully equipped kitchen
- Big bedroom and beautiful wet room
- Adjacent to Beech Hurst Gardens & Paige's Meadow
- For sale with no onward chain
- EPC rating: B - Council Tax Band: B
- Tenure: leasehold 125 years from 01.09.2016
- Ground rent: £500 per year doubling every 25 years
- Service charge: £594.13 per month
- Managing agents: Anchor Hanover Group, 2 Goodwin Street, Bradford, BD1 2ST
- Hurst Place reception desk: Tel 01444 883000

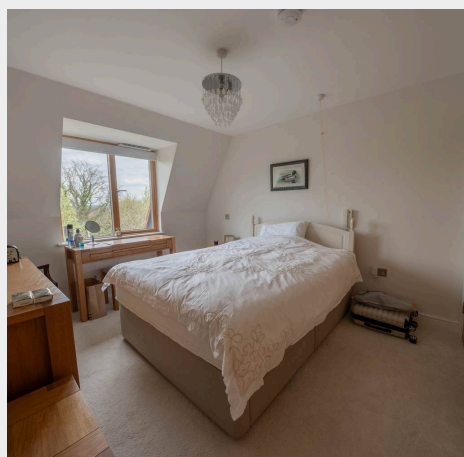


Kleinwort Close forms part of the Anchor Hanover retirement-built Hurst Place complex on the western edge of Haywards Heath town centre close to the borders of Cuckfield village. The complex is located opposite the glorious Paiges Meadow nature reserve and adjoins Beech Hurst Gardens where there is a family restaurant/pub, wonderful gardens with children's play areas, a miniature steam railway, tennis courts and is the home of Haywards Heath lawn bowls club. Countryside is virtually on the doorstep and Paiges Meadow is across the road providing some wonderful country walks. Cuckfield's Village High Street is a 20-30 minute walk to the west where there are numerous shops, boutiques, restaurants, pubs and church. The town's fashionable Broadway with its numerous restaurants, cafés and bars is within easy walk whilst the town centre is as close where there is an extensive range of shops and stores. A regular bus service runs past the entrance to the development linking with the town, station and neighbouring districts.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 4.5 miles to the west at Bolney or Warninglid.

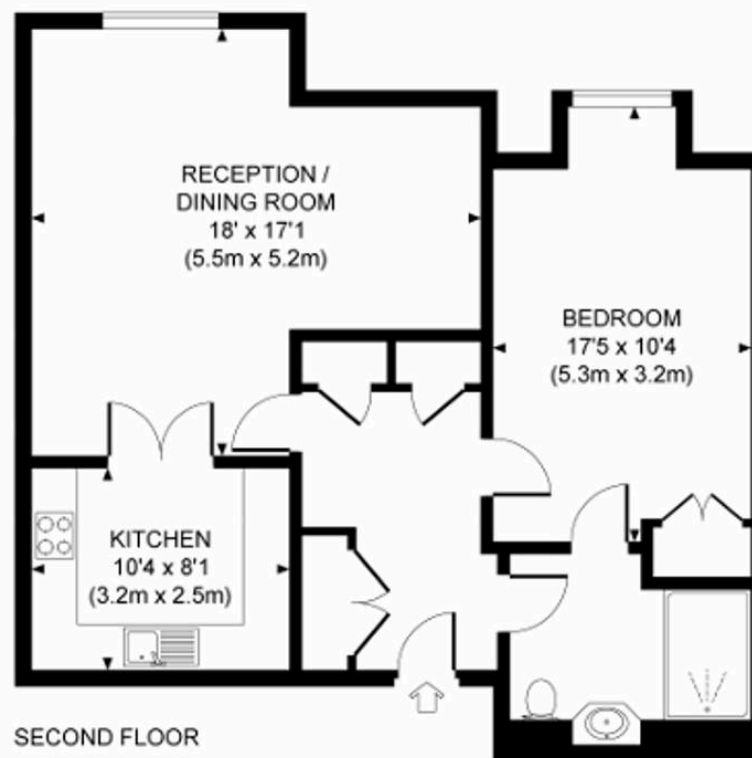
Distances on foot in miles:

Dolphin medical practice 0.2 The Broadway restaurants and cafés 0.6 Haywards Heath railway station 0.9 Cuckfield's picturesque village High Street 1.4 Brighton seafront 14 & Gatwick Airport 14





Approximate Gross Internal Area
691 sq ft / 64.2 sq m



Mansell McTaggart Haywards Heath

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