



## 27 Heath Court

Heath Road, Haywards Heath, West Sussex. RH16 3AF



Mark Revall & Co



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West Sussex. RH16 3AF

£90,000

This first floor retirement apartment forms part of this specialist development built by McCarthy & Stone specifically designed for the active elderly of 60 years and over. The accommodation includes a large living/dining room with bay window, a bedroom with built in wardrobe, bathroom and kitchen. The property is offered with the benefit of uPVC double glazed windows, security entry phone and a 24 hour emergency care line, part time house manager, communal lounge, guest suite and parking

Heath Court is located in a very convenient central location opposite the modern health centre and is within walking distance of Haywards Heath town centre shopping areas and Haywards Heath mainline railway station proving a fast and frequent service to central London. The A23 lies to the west of the town offering direct access to the motorway network, Gatwick Airport is approximately 15 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.



FIRST FLOOR FLAT

**Entrance Hall** Deep storage cupboard housing hot water tank with slatted shelves. 24 hour care line system, telephone entry system.

**Living Room** 17'8" into bay x 10'5" (5.38m x 3.18m) Bay window with southerly aspect. Feature Adam style fireplace surround and marble hearth. Night storage heater. TV aerial point. 2 wall light points. Emergency pull cord.

**Kitchen** 7'1" x 5'4" (2.16m x 1.63m) Oak fronted units comprising cupboards and drawers. 3 matching eye level wall cupboards, single drainer stainless steel sink unit, roll edge worktops. Electric cooker point. Space for upright fridge/freezer. Extractor fan. Fully tiled walls.

**Bedroom** 12' x 8'9" (3.66m x 2.67m) Night storage heater. Emergency pull cord. Wall light point. Built-in double wardrobe with bi-fold mirror doors. Southerly aspect.

**Bathroom** Suite comprising shaped panelled bath with Mira independent shower over, low level wc, wash hand basin with vanity cupboard under. Large mirror above with lighting over. Extractor fan. Electric heated towel rail. Fully tiled walls.

COMMUNAL FACILITIES

Residents lounge with adjacent kitchen on the ground floor. Laundry room on the lower ground floor and guest suite with double bedroom and en suite bathroom.

Residents Parking

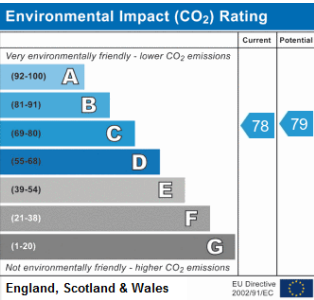
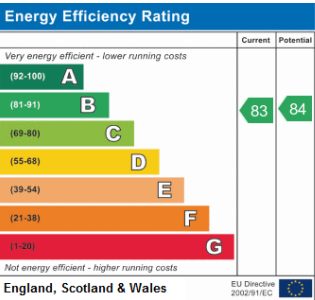
**Communal Gardens** With seating area and paved patio to the front of the property.

OUTGOINGS

**Ground Rent** £438.76 per annum.

**Service Charge** £1787.74 per annum (To be verified).

**Lease** 125 years from 1987 (To be verified).



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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The logo consists of three small squares: a white one, a light green one, and a blue one.

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