



## 35 Heath Court

Heath Road, Haywards Heath, RH16 3AF



Mark Revill & Co

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£110,000

This excellent first floor RETIREMENT flat forms part of an attractive purpose built development constructed in 1987 by McCarthy & Stone specifically designed for the active elderly of 60 years and over. The accommodation includes a large living/dining room and enjoys a pleasant east facing outlook. A refitted kitchen comprising a range of units, electric oven, and fridge/freezer. A spacious bedroom with built-in double wardrobe and a well fitted shower room off the hallway. Heath Court has a security entry phone, a 24 hour care line, an automatic passenger lift and there is a part time house manager. The residents have the use of a communal lounge, kitchen and laundry and there is a guest suite available for a nominal charge.

Heath Court is located in a central position opposite a modern health centre and just a short walk to The Broadway with its local shops, restaurants and amenities. The town centre is close at hand with its wide range of shops, several coffee shops, banks, post office and Marks and Spencer, whilst the mainline railway station, Sainsbury's and Waitrose superstores are about half a mile distant.



## FIRST FLOOR FLAT

**Hall** Cupboard with slatted wooden shelving, electric fuse board and meter. Hot water tank.

**Sitting/Dining Room** Wooden and marble surround fireplace with free standing electric fire. Electric radiator. TV aerial point. Intercom system. Large double glazed window, east facing.

**Kitchen** Adjacent wooden laminate worktops. Stainless steel sink and mixer tap. Integrated **electric oven** and **hob**, extractor fan. Space for fridge/freezer. Adjacent wall cupboards above and units below with drawers. Part tiled walls. Vinyl flooring.

**Bedroom** Large built-in double wardrobe with shelving. Electric radiator. Double glazed window. East facing.

**Bathroom** Suite comprising electric shower, vanity unit with inset white sink, mixer tap and cupboard under. Large mirror and strip lighting above. Low level wc. Vinyl flooring. 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

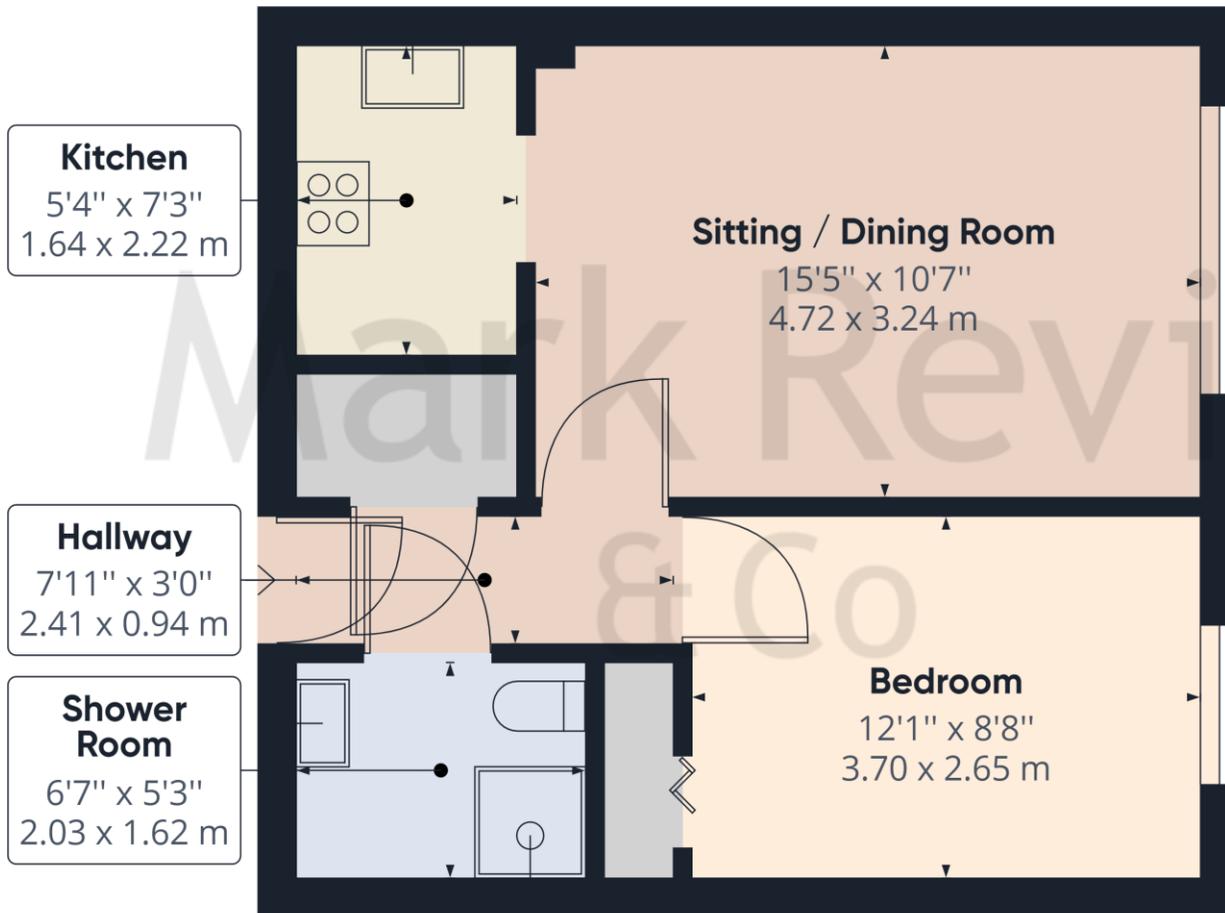
**Ground Rent** £438.76 per annum.

**Service Charge** £1,864.40 per annum.

**Lease** 125 years from 1987.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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

408.29 ft<sup>2</sup>  
37.93 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.

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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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