



19 Church Court
Church Road, Haywards Heath, RH16 3UE

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£95,000

This bright and spacious first floor retirement flat forms part of a purpose built block specifically designed for the active elderly of 60 years and over. The well presented accommodation enjoys a favoured southerly and westerly aspect, has the benefit of double glazed replacement windows throughout and slimline storage heating. Church Court has the services of a house manager, there is a security door entry phone, an emergency 24 hour call system, a passenger lift, communal lounge, laundry and a guest suite available at a nominal charge.

Church Court is situated on level ground in this convenient central location just a short walk to The Orchards shopping thoroughfare which includes several well known stores including Marks & Spencer and coffee shops. There are churches in the locality and the modern medical centre is close by, whilst Haywards Heath mainline railway station is about half a mile distance and the A23 lies about 5 miles to the west.



FIRST FLOOR FLAT

Hall Built-in airing/storage cupboard housing unvented direct hot water cylinder, slatted shelving and light point. Door entry phone. Emergency pull cord and intercom. Slimline storage heater.

Living Room 17'7" x 9'4" (5.36m x 2.84m) A delightful room enjoying both a southerly and westerly aspect. Mock fireplace with polished timber surround, fitted electric coal effect fire. TV aerial point. Telephone point. Wall light point. 2 double glazed windows. Archway to:

Kitchen 7'10" x 5'9" (2.39m x 1.75m) Fitted with an attractive range of units comprising stainless steel sink with mixer tap, cupboards beneath, adjoining worktop with appliance space under. Matching worktop with cupboards and drawers under. Range of wall cupboards, further wall cupboard. Tall **fridge/freezer**. Creda **electric cooker**. Double glazed window. Half tiled walls. Vinyl flooring.

Bedroom 10' x 9'2" (3.05m x 2.79m) plus 4'6" door recess Built in double wardrobe with hanging rail and shelving, floor to ceiling sliding doors. 2 wall light points. Telephone point. Emergency pull cord. Double glazed window. Slimline storage heater.

Bathroom Suite comprising walk-in hip bath, mixer tap and shower attachment, pedestal basin and close coupled wc. Extractor fan. Small wall light/shaver point. Emergency pull cord. Wall mounted electric heater. Part tiled walls. Vinyl flooring.

COMMUNAL FACILITIES

Lounge, Laundry and a Guest Suite (available at a nominal charge).

Ample Parking and Communal Gardens With lawns interspersed with mature shrubs. Paved seating area to the rear.

OUTGOINGS

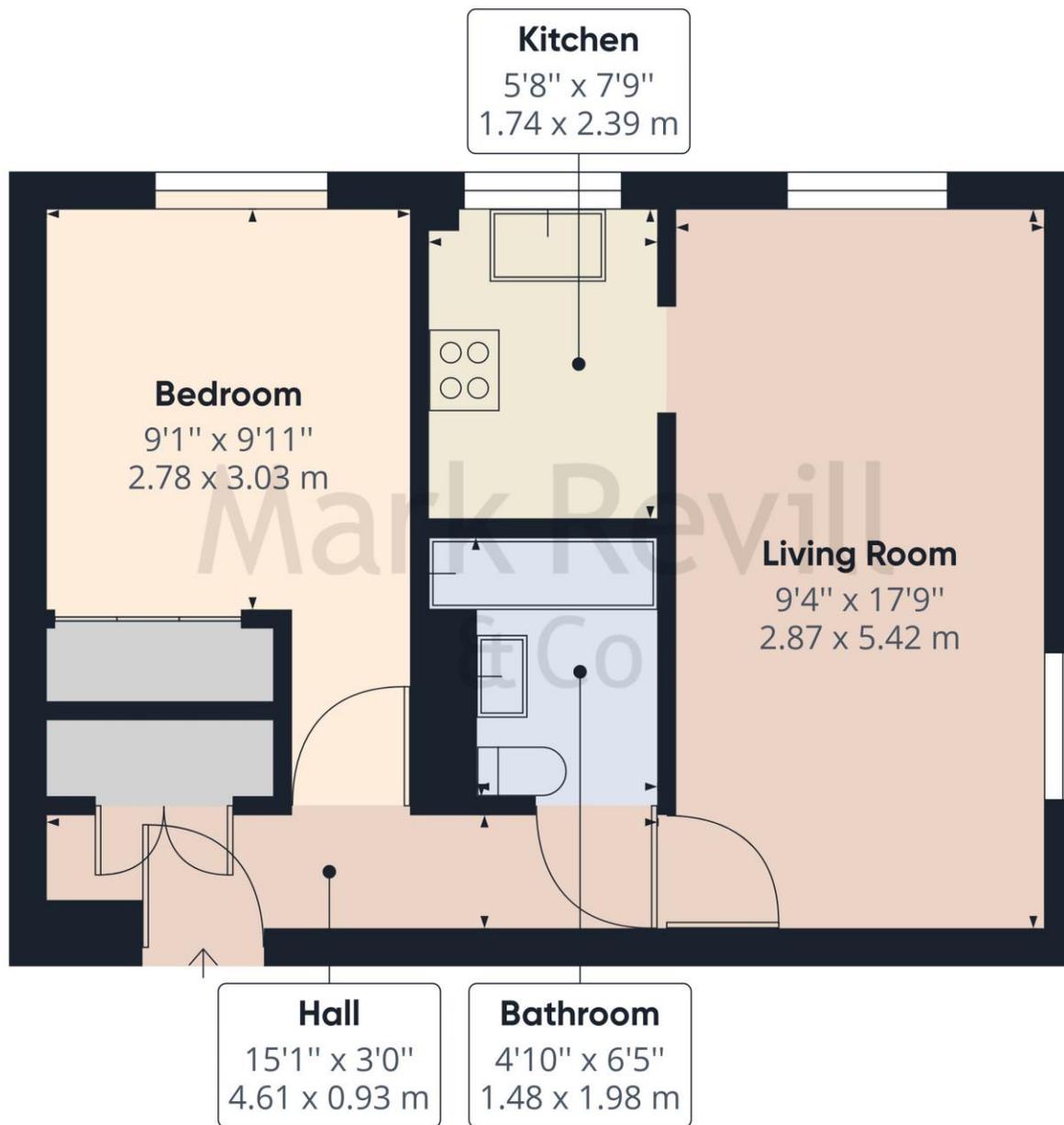
Service Charge Approximately £2,200 per annum (to be verified) includes maintenance of the building and gardens, ground rent, buildings insurance, window cleaning and the services of the House Manager.

Lease About 152 years unexpired (to be verified).

Managing Agents: Home Group, 33 Farringdon Road, London, EC1M 3JF. Telephone: 020 7430 1168.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾

425.97 ft²
39.57 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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