



**11 Mulberry Walk**  
St Georges Park, Ditchling Common. RH15 0SZ



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£575,000

This splendid top floor luxury retirement apartment forms part of the prestigious St Georges Park set in beautiful grounds extending to 250 acres. St Georges Park has been specifically designed for the active over 60's offering residents security and independence within a vibrant and diverse community. Residents have the use of a wide variety of facilities including a 24 hour concierge service, a restaurant, shop, library, games room, cafe, swimming pool tennis court, croquet lawn and bowling green with the opportunity for an allotment, subject to availability. The apartment is one of the largest on the development offering bright and exceptionally spacious accommodation having the benefit of gas central heating and double glazing. There is a fine living/dining room, an excellent fitted kitchen complete with appliances, 2 good size bedrooms, the main bedroom has a large walk-in wardrobe and the second bedroom has a comprehensive range of fitted bedroom/office furniture, en suite shower room and a further bathroom.

Occupying a tranquil rural location just 3 miles south of Haywards Heath, 2.5 miles east of Burgess Hill and less than 3 miles north of the Sussex Downland Village of Ditchling. There is a regular bus service which runs from just outside the north entrance and there is a mini bus available for residents offering links to the local towns. Brighton is about 12 miles distant, Lewes 10 miles and Crawley 15 miles.





## TOP FLOOR APARTMENT

**Hall** Good size built-in airing cupboard with cold and lagged hot water tanks and slatted shelving. Built-in coats/storage cupboard with trip switches.

**Living/Dining Room** 20'2" x 10'3" (6.15m x 3.12m) Handsome fireplace with polished stone effect hearth and insert, fitted gas fire. TV aerial point. Telephone point. 2 radiators. **Dining Area** 13' x 7'5" (3.96m x 2.26m) Archway to:

**Excellent Kitchen** 11'8" x 8'2" (3.57m x 2.49m) Comprehensively fitted with an attractive range of units complete with appliances comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards and drawers beneath. Integrated Bosch **washing machine** and AEG slimline **dishwasher**. Fitted AEG **4 ring ceramic hob** with stainless steel extractor hood over. Built-in AEG **electric double oven**, cupboard under and over. Integrated upright **fridge/freezer**. 2 glazed wall cupboards, eye level wine rack. Wall cupboard housing gas boiler. Long fitted eye level shelf. Part tiled walls. Tiled floor.

**Bedroom 1** 17'10" x 12'9" (5.44m x 3.91m) **Large walk-in wardrobe** (11'4" x 4'2") with floor to ceiling half mirrored sliding doors. Further built-in storage cupboard. TV aerial point. Telephone point. Radiator.

**En Suite Shower Room** Fully tiled walls. Good size glazed shower cubicle, low level wc with concealed cistern, basin with mixer tap. Wall mirror with strip light over. Useful tiled shelf. Heated ladder towel warmer/radiator. Extractor fan. Tiled floor.

**Bedroom 2/Office** 14' x 10'7" (4.53m x 3.24m) Enjoying fine southerly views. Comprehensively fitted with a bespoke range of fitted bedroom/office furniture comprising desk/dressing table unit, adjacent shelved book shelf unit, double bed recess flanked by wardrobe and open display/book shelf unit, high level cupboards over, further floor to ceiling shelved unit. Additional built-in shelved wardrobe, fold down table. TV aerial point. Telephone point. Radiator.

**Bathroom** Fully tiled walls. White suite comprising bath with mixer tap and shower attachment, basin with mixer tap, low level wc with concealed cistern. Large all mirror with strip light over. Heated ladder towel warmer/radiator. Extractor fan. Tiled floor.

## OUTSIDE

**Parking Permit Required** £7 per week plus visitors parking.

## COMMUNAL FACILITIES

**Restaurant, coffee lounge, shop, library, games room, swimming pool, cafe and hairdressers.** Guest suites are available. There is access to a range of care facilities if required.

**Extensive Grounds Extending to about 250 Acres** with extensive lawns, woodland and lake with paved seating areas. The grounds offer a natural venue for walking via an extensive network of footpaths.

## OUTGOINGS

**Ground Rent** £300 per annum.

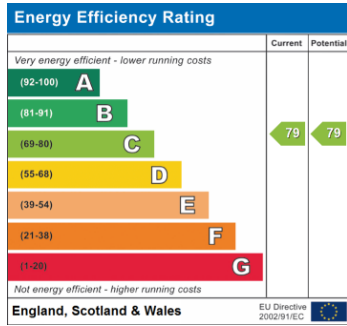
**Service Charge** £7,339.32. Includes: housing management, concierge service, use of swimming pool, window cleaning, maintenance of communal areas, lifts and door entry intercom systems. Maintenance of the extensive grounds. 24 hour monitoring service and sinking fund.

**Buildings Insurance** £234.97 per annum.

**Lease** 125 years from 2008.

**Managing Agents** St Georges Park Ltd. Ditchling Road, Burgess Hill. RH15 0US. Tel: 01444 259732





Approximate total area<sup>(1)</sup>  
1050.67 ft<sup>2</sup>  
97.61 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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