



**40 Heath Court**  
Haywards Heath, West Sussex. RH16 3AF



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£100,000

This excellent top (second) 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 flat is located on the front south side and enjoys a pleasant open outlook and incorporates a living room, refitted kitchen, double bedroom and a bathroom. 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, Sainsburys and Waitrose superstores are about half a mile distant.



## TOP (SECOND) FLOOR RETIREMENT FLAT

**Hall** Good size built-in storage/airing cupboard with shelving and housing pre-insulated hot water tank with twin immersion heater, electric meter and trip switches. Hatch to **loft space**. Emergency intercom. Door entry phone.

**Living Room** 15'4" x 10'7" (4.67m x 3.23m) Enjoying a southerly aspect. Most attractive Adam style fireplace with moulded surround, polished stone insert and hearth. 2 wall light points. TV aerial point. Telephone point. Slimline storage heater with convector. Archway to:

**Fitted Kitchen** 7'4" x 5'5" (2.24m x 1.65m) Well fitted with an attractive range of units comprising inset enamel sink with mixer tap, adjacent work surfaces cupboards and drawers under. Built-in **electric oven** with **4 ring hob** over. **Fridge/freezer**. **Microwave** oven. Range of wall cupboards with concealed worktop lighting. Extractor fan. Part tiled walls. Vinyl flooring.

**Bedroom** 12'1" x 8'8" (3.68m x 2.64m) With southerly aspect. Built-in double wardrobe with bi-fold mirror doors. Wall light point. Double glazed window. Slimline storage heater.

**Bathroom** Suite comprising panelled bath with independent electric shower over, grab rail, wash and basin with cupboard under, low level wc. Wall mirror with strip light over. Extractor fan. Electric heated chromium towel warmer. Wall mounted convector heater. Fully tiled walls. Vinyl flooring.

## COMMUNAL FACILITIES

**Lounge with kitchen** at entrance level, **laundry room** on the ground floor with access to washing lines. **Guest suite** available at a nominal charge.

## OUTSIDE

**Communal Gardens** Arranged mainly as lawns with paved seating area to the front.

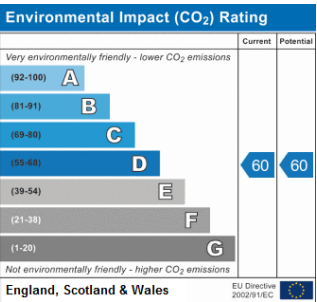
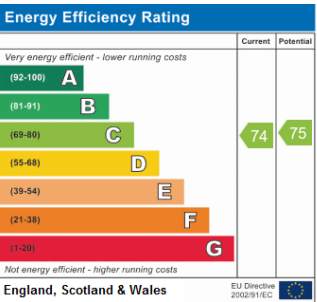
## Residents Parking

## OUTGOINGS

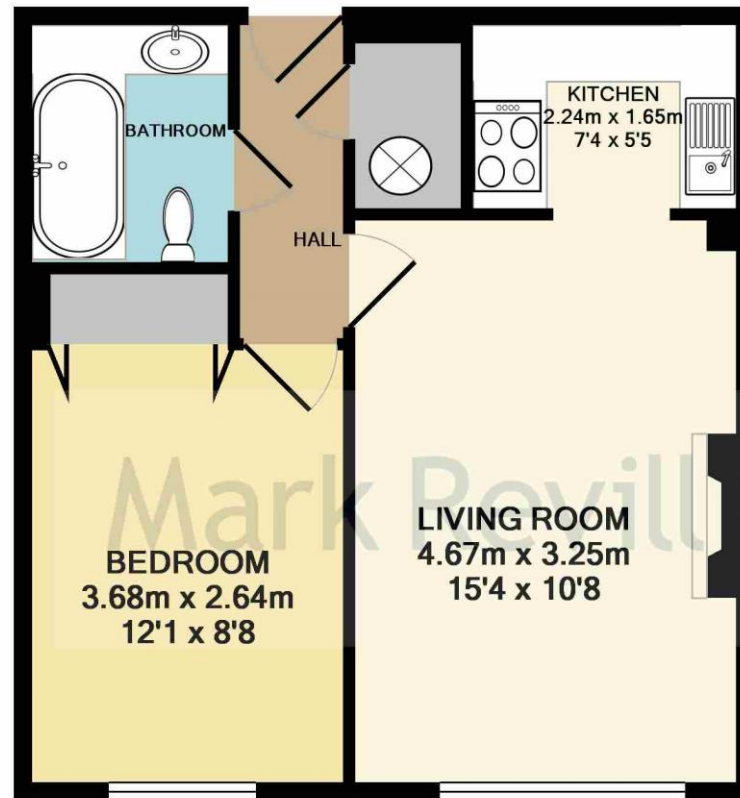
**Ground Rent** £438.76 per annum.

**Service Charge** £893.87 per half year.

**Lease** 125 years from 1987.







TOTAL APPROX. FLOOR AREA 37.8 SQ.M. (407 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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