



9 Petlands Lodge
Church Road, Haywards Heath, RH16 3NY

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Guide Price £350,000

This superb ground floor retirement apartment forms part of the exclusive Petlands Lodge constructed in 2017 to a high specification by Churchill Retirement Living. Petlands Lodge 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 furnished lounge with coffee bar, a guest suite facility, there is a lodge manager, 24 hour care and support system and the use of the well-kept landscaped gardens. This excellent apartment enjoys a favoured southerly aspect with direct access to a patio and communal gardens and incorporates a good size sitting/dining room, quality fitted kitchen complete with appliances, 1/2 double bedrooms (bedroom 2 presently arranged as living room) and a luxury shower room. The apartment has the benefit of double glazing, a low carbon energy efficient heating system with radiators (included in the service charge) and off peak electricity hot water.

Petlands Lodge is situated in a central location just a short walk to the town centre including the Orchards shopping thoroughfare which has several coffee shops and well known stores including Marks and Spencer. Also close by is St Wilfrids Church, several banks, a modern medical centre, dentist, Sainsbury's and Waitrose superstores, the Broadway with its array of restaurants and Victoria Park with its tennis courts, Haywards Heath mainline railway



station is less than 1 mile distant and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Borde Hill and Wakehurst Place Gardens, the South Downs National Park and Ashdown Forest are all within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR APARTMENT

Hall Large walk-in storage/airing cupboard housing thermal store hot water tank and shelving. Built-in coats/store cupboard housing trip switches and electric meter. Further deep built-in store cupboard with light and power points. Radiator.

Cloakroom White suite comprising wc with concealed cistern, shelf over, basin with mixer tap, tiled splashback. Wall mirror. Electrically heated chromium ladder towel warmer/radiator. Extractor fan.

Sitting and Dining Room 18'4" into bay x 10'7" (5.59m x 3.23m) TV/Satellite/FM aerial points. 2 telephone points. Master radiator. Double glazed casement door to **patio and communal gardens**. Wide opening to:

Bedroom 2/Living Room 13'4" x 9'2" (4.06m x 2.79m) Presently arranged as living room. Attractive mock fireplace and hearth. TV aerial point. **Note:** this room could easily be re-instated if required.

Kitchen 7'10" x 7'10" (2.39m x 2.39m) Comprehensively fitted with a quality range of high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent work surfaces with range of cupboards and drawers beneath. Integrated **washer/dryer, fridge and freezer**. Fitted **4 ring halogen hob** with brushed steel extractor hood over flanked by wall cupboards, further wall cupboards. Built-in **electric oven**, drawer and bin storage cupboard under, cupboard over. Extractor fan. Wall mounted convector heater. Ceiling downlighters. Part tiled walls. Quality vinyl flooring.

Bedroom 1 15'6" plus door recess x 9'3" (4.72m x 2.82m) Built-in double wardrobe with floor to ceiling sliding mirror doors. Telephone point.

Shower Room White suite comprising fully tiled glazed shower cubicle, basin with mixer tap, cupboard beneath. Mirror and shelved cupboard with shaver point. Close coupled wc with concealed cistern. Fully tiled walls. Vinyl flooring.

OUTSIDE

Ample Permit Parking Available

COMMUNAL FACILITIES

Furnished owners lounge with coffee bar

Guest Suite Facility

Gardens To the front and rear of the building arranged with lawns, shrub borders and deep herbaceous beds enclosed by railings.

OUTGOINGS

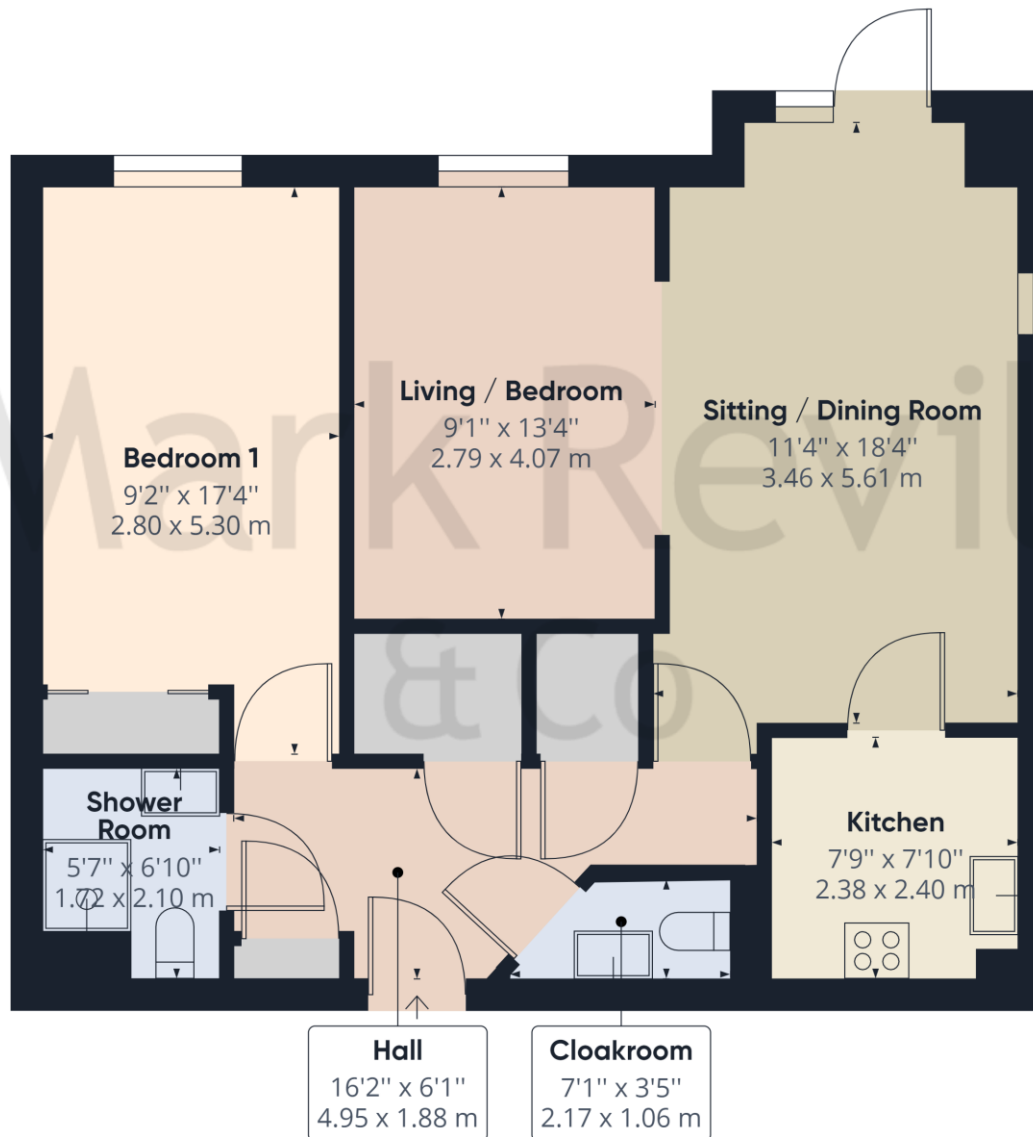
Ground Rent £625 per annum.

Service Charge £4,054.13 (2021) includes heating, building insurance, services of the Lodge Manager, maintenance of the building and gardens, exterior window cleaning etc.

Lease 125 years from December 2016.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(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⁾
725.04 ft²
67.36 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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