



12 Clover Court
Church Road, Haywards Heath, RH16 3UF



Mark Revill & Co

12 Clover Court

Church Road, Hayward Heath, RH16 3UF

£140,000

This bright and well planned ground floor retirement flat forms part of an imposing purpose built development specifically designed for the active elderly offering residents both independence and security. This excellent flat features a good size living room with doors opening to a patio and the sheltered communal gardens, there is a double bedroom, bathroom with hip bath and a fitted kitchen. Clover Court has a resident house manager, a 24 hour call system (pull cord in each room) and the residents have the use of a communal lounge with kitchen, laundry, lovely courtyard style gardens with lawns and a paved terrace. There is also a guest suite available at a nominal charge.

Clover Court is situated in a central location on level ground 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 are local churches, several banks, a modern medical centre, dentist, several restaurants in The Broadway and Victoria Park. The mainline railway station is less than 1 mile distant as is Sainsbury's and Waitrose superstores.



GROUND FLOOR FLAT

Hall Built-in airing/storage cupboard housing pre-insulated hot water cylinder, electric meter, trip switch, bar heater and fitted shelf. Emergency pull cord and intercom.

Living Room 17'4" x 10'6" (5.28m x 3.20m) Enjoying a favoured southerly aspect and lovely outlook over the communal gardens. Attractive Adam style fireplace with polished stone insert and hearth, fitted coal effect electric fire. 2 wall light points. Telephone point. Slimline storage heater with convector. Double glazed casement door to patio and communal gardens. Sliding door to:

Kitchen 7'10" x 5'4" (2.39m x 1.63m) Well fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent work surface, cupboards and drawers under. Recessed **electric cooker** with concealed extractor hood over. Adjacent base unit. Good range of wall cupboards. Worktop lighting. Space for upright fridge/freezer. Part tiled walls. Tiled floor.

Bedroom 14' x 8'10" (4.27m x 2.69m) Built-in double wardrobe. Double glazed window. Telephone point. Slimline storage heater with convector.

Bathroom White suite comprising hip bath with Triton electric shower over, pedestal basin, close coupled wc. Wall cupboard with mirror door. Electric heated chromium towel warmer/radiator. Wall mounted electric convector heater. Extractor fan. Part tiled walls, fully tiled around bath.

COMMUNAL FACILITIES

House Manager. 24 hour emergency call system (pull cords in each room), security entry phone. Lift. Large **lounge** with **kitchen** area, **laundry** and **guest suite** facility available at a nominal charge.

OUTSIDE

Ample Car Parking Provided at the front of the block.

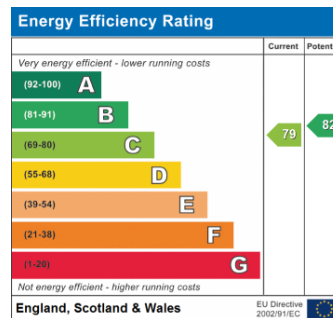
Well Kept Communal Gardens In a courtyard setting, arranged as a wide paved sun terrace opening to a well kept lawn interspersed with shrub and rose beds. Paved seating area to the front of the boundary.

OUTGOINGS

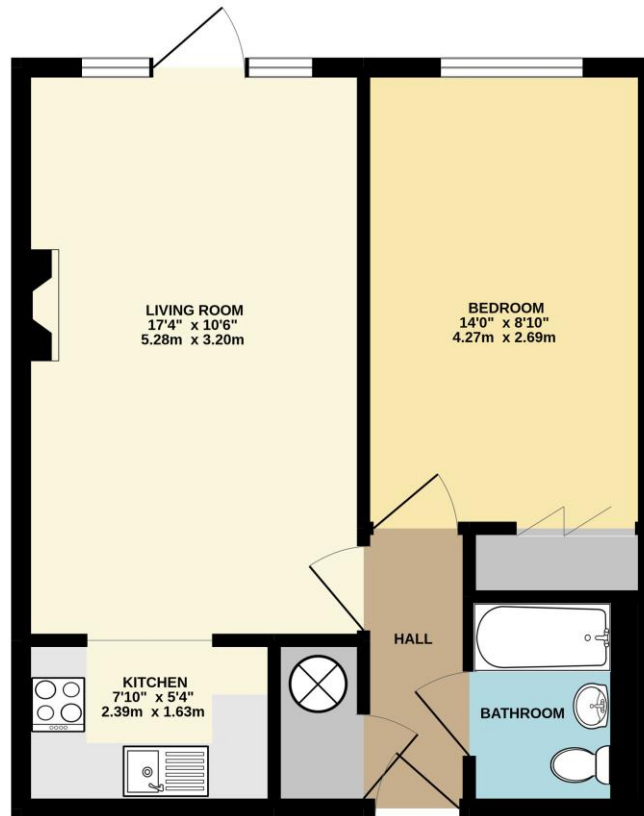
Ground Rent £150 per annum.

Service Charge £2,822.87

Lease The lease expires on 5th January 2086.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan ©2022

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
haywardsheath@markrevill.com

