



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

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£260,000

This excellent first floor retirement apartment forms part of the exclusive Petlands Lodge constructed in 2016 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, well kept landscaped gardens and there is a lodge manager plus a 24 hour care and support system. The apartment enjoys the benefit of double glazing, a low carbon energy efficient heating system with radiators (included in the service charge) and off peak electricity for hot water. The well presented accommodation incorporates a delightful living room enjoying distant views, a quality fitted kitchen complete with appliances, double bedroom with large built-in wardrobe and a luxury shower room.

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 Wilfrid's Church, several banks, a modern medical centre, dentist, Sainsbury's and



Waitrose superstores. The Broadway with its array of restaurants in the immediate vicinity as is Victoria Park with its tennis courts. Haywards Heath mainline station is less than 1 mile distant and the A23 lies approximately 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 an easy drive offering splendid venues for walking.

FIRST FLOOR RETIREMENT FLAT

Hall Large built-in airing/storage cupboard housing Gledhill hot water storage tank, slatted shelving. Radiator. Emergency call intercom.

Living Room 14'1" x 11'10" (4.29m x 3.61m) Enjoying an attractive outlook over the communal gardens with distant views beyond. Attractive fireplace surround and hearth with flame effect electric fire. TV aerial point. Radiator.

Kitchen 9'10" x 6'7" (3m x 2.01m) Comprehensively fitted with an attractive range of high gloss fronted units with laminate work surface comprising inset stainless steel sink with mixer tap, adjacent worktops, cupboards, drawers and integrated **washing machine** beneath. Built-in **electric oven**, drawer and cupboard under, cupboard over. Fitted **4 ring halogen hob** with brushed steel extractor hood over. Good range of wall cupboards. Worktop lighting. Double glazed window. Part tiled walls. Wood effect Amtico flooring.

Bedroom 17'8" x 9'5" (5.38m x 2.87m) Built-in double wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Radiator.

Shower Room White suite comprising glazed shower cubicle, inset basin with single lever mixer tap, cupboard beneath, wall unit above with mirror, light and cupboard, wc with concealed cistern with shelf over. Extractor fan. Heated ladder towel warmer/radiator. Fully tiled walls. Non slip vinyl flooring.

OUTSIDE

Communal Gardens To the front and rear of the building arranged with paved seating areas, lawns, shrub borders and herbaceous beds.

Ample Permit Parking Available

COMMUNAL FACILITIES

Furnished owners lounge with coffee bar/kitchen. Guest suite facility.

OUTGOINGS

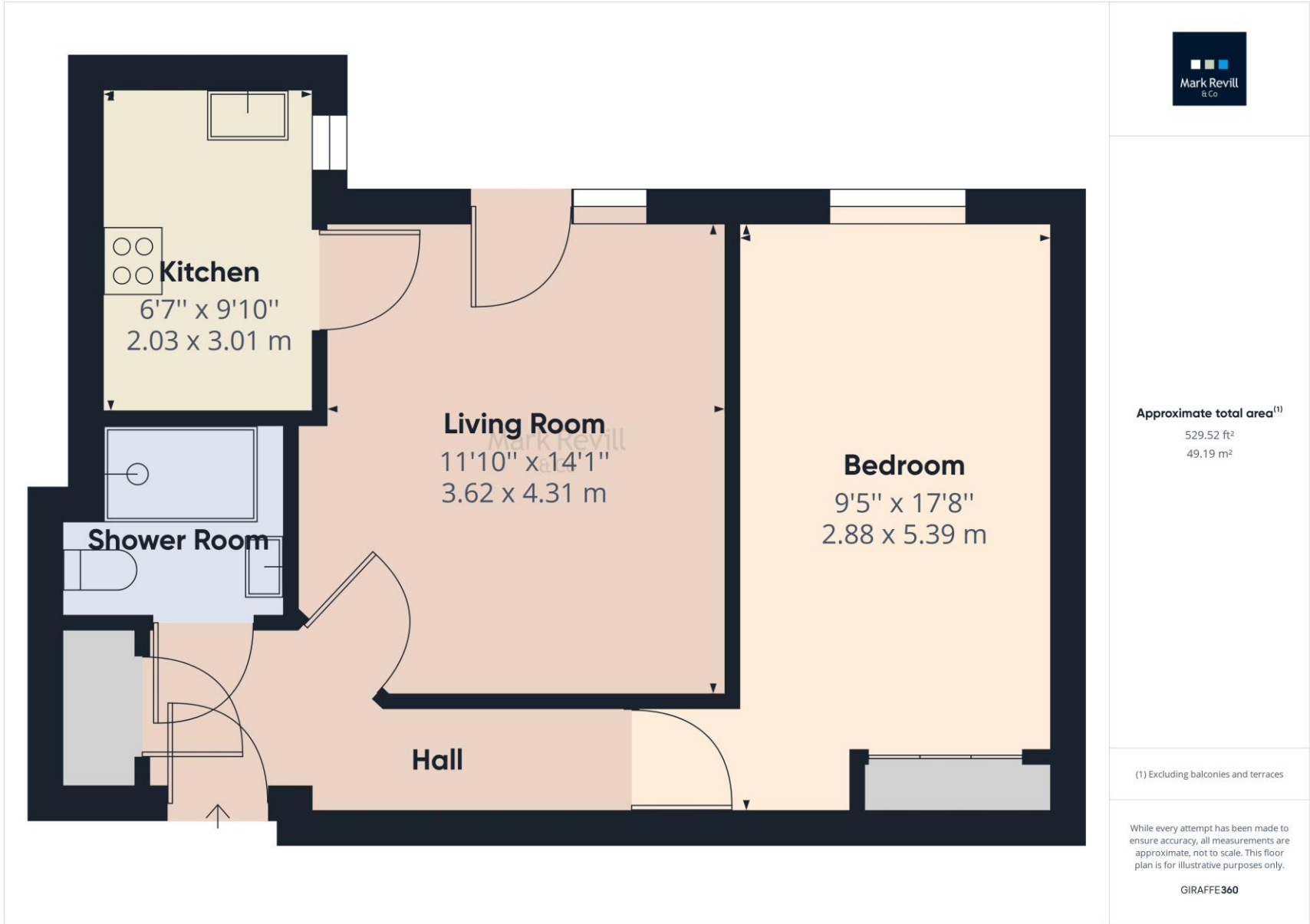
Ground Rent £575 per annum.

Service Charge £3,281.63 per annum.

Lease 125 years from 1st December 2016.

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





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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