



Flat 12, Barnard Gate
Balcombe Road, Haywards Heath, RH16 1PQ



Mark Reville & Co

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£140,000 Leasehold

This excellent **first floor retirement flat** forms part of an attractive purpose built development constructed about 30 years ago specifically designed for the active elderly. The flat has its own entrance and benefits from double glazing and electric heating on the Economy 7 Tariff. The bright and well presented accommodation incorporates a good size west facing living room with attractive outlook over the communal gardens, a well fitted kitchen complete with appliances, 2 bedrooms both with built-in wardrobes, and a bathroom with white suite. Barnard Gate has a house manager and there is a 24 hour emergency call system.

Barnard Gate is situated just off Balcombe Road within a short walk to Sainsbury's and Waitrose superstores, the leisure centre and Haywards Heath mainline station. The town centre is approximately 1 mile distant offering a comprehensive range of shopping facilities including Marks and Spencer, several coffee shops, banks, post office and array of restaurants in The Broadway.



GROUND FLOOR

Own Entrance Panelled front door to:

FIRST FLOOR

Landing Large built-in coats/storage cupboard. Hatch with pull down ladder to part floor boarded loft space. Built-in airing cupboard housing pre-insulated hot water cylinder with twin immersion heaters (one on Economy 7 tariff). Door entry phone. Emergency call intercom. Double glazed window. Slimline storage heater.

Living Room 18'1" x 10'6" (5.53m x 3.21m) A fine room with wide double glazed bay window overlooking the communal gardens. TV and FM aerial points. Slimline storage heater with fitted shelf over. Part glazed panelled door to:

Kitchen 10'5" x 8'1" (3.19m x 2.47m) Well fitted with an attractive range of units with laminate work surfaces comprising inset composite bowl and a half sink with mixer tap, extensive worktops with cupboards and drawers under. Blomberg **washing machine**. Built-in Neff brushed steel **electric oven** with warming drawer, drawers under, cupboard over. Fitted Neff **4 ring halogen hob** with Neff extractor hood over. Range of wall cupboards. Bosch tall **fridge** and **freezer**. Double glazed window. Part tiled walls. Tiled floor.

Bedroom 1 12'6" x 8'9" (3.83m x 2.68m) Built-in double wardrobe incorporating hanging rails and shelving, adjacent tall shelved cupboard. Double glazed window. Electric panel heater.

Bedroom 2 12'6" x 6'10" (3.82m x 2.09m) Built-in double wardrobe with hanging rail and shelf. Double glazed window. Electric panel heater.

Bathroom White suite comprising bath with fitted 'Aqua' seat lift, fully tiled surround, pedestal basin, close coupled wc. Electrically heated chromium towel warmer. Wall mounted electric convector heater. Double glazed window.

OUTSIDE

Storage Cupboard (shared with neighbour). Housing electric meter.

Ample Car Parking Available Plus visitors spaces.

Well Kept Communal Gardens Neatly arranged mainly as lawns with flower and shrub beds and borders.

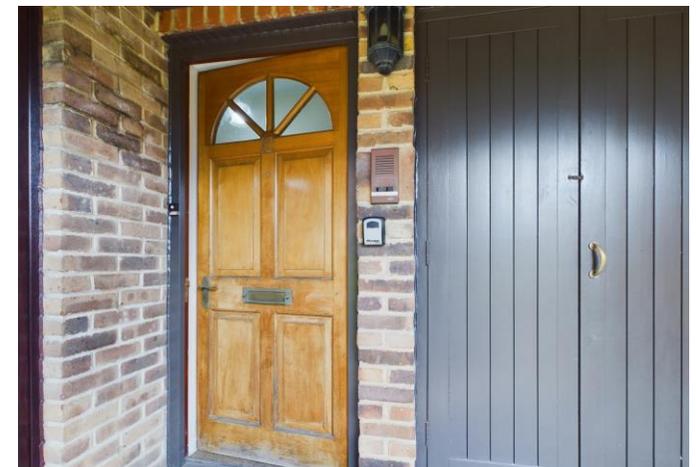
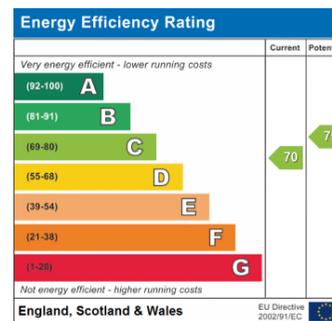
OUTGOINGS

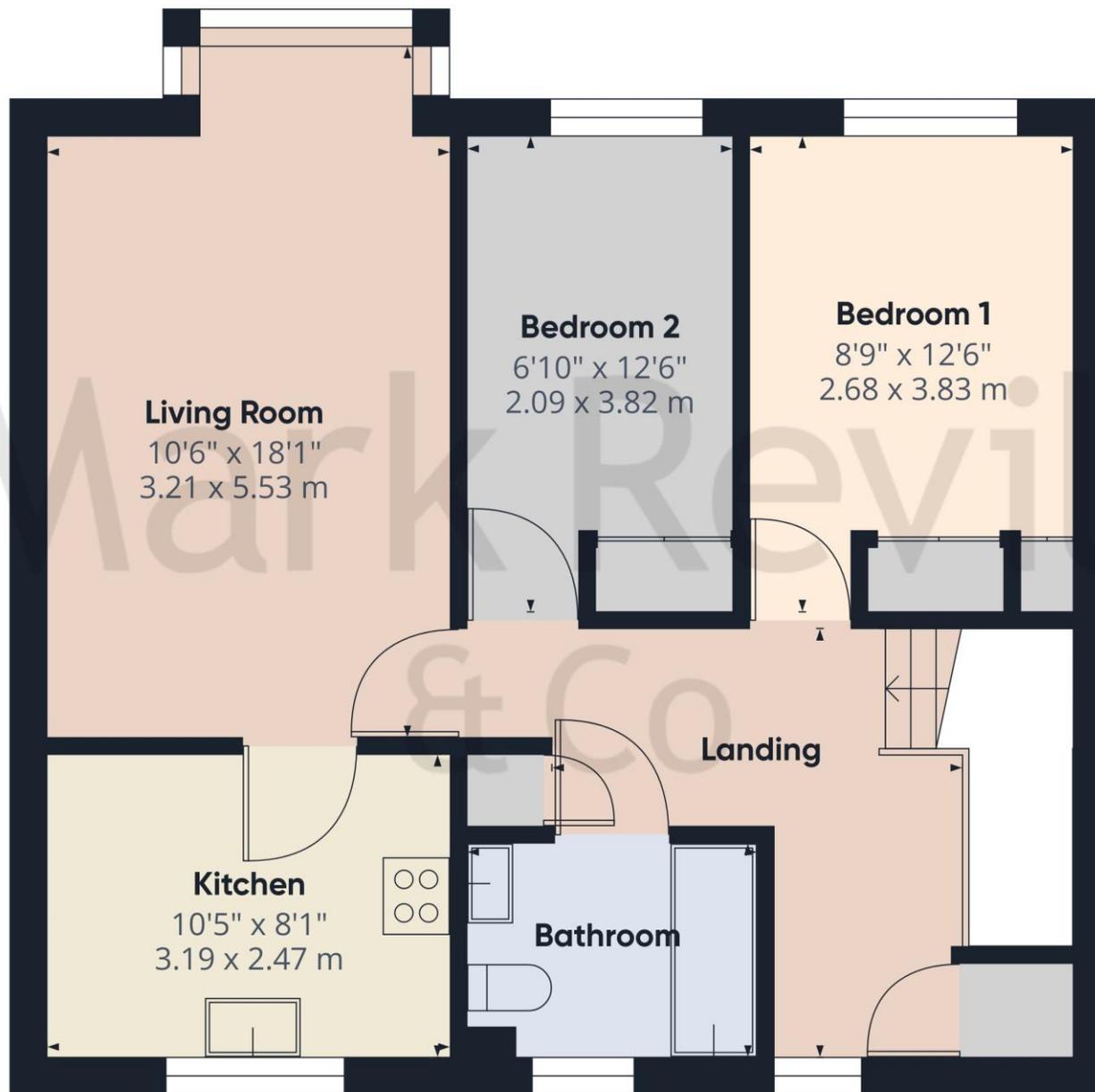
Ground Rent Peppercorn.

Service Charge £256.72 per calendar month.

Lease A lease extension has been applied to provide a term of 158 years.

Managing Agents Anchor, 2 Godwin Street, Bradford, BD1 2ST. Email: section20@anchor.org.uk





Floor 1

Approximate total area⁽¹⁾

608.99 ft²
56.58 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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