



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

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Guide Price £395,000 Leasehold

This excellent first floor retirement apartment forms part of the exclusive Petlands Lodge constructed in 2016 to a high specification. 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 large hallway with useful storage cupboard, a 'hot' cupboard housing the hot water cylinder, a guest wc, hotel inspired shower room, main bedroom with built in wardrobes, second bedroom, large living/dining room and a quality fitted kitchen complete with appliances including under counter fridge and freezer, washing machine, hob and eye level oven. The apartment faces south and has views of the Church opposite and the South Downs in the distance.

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.

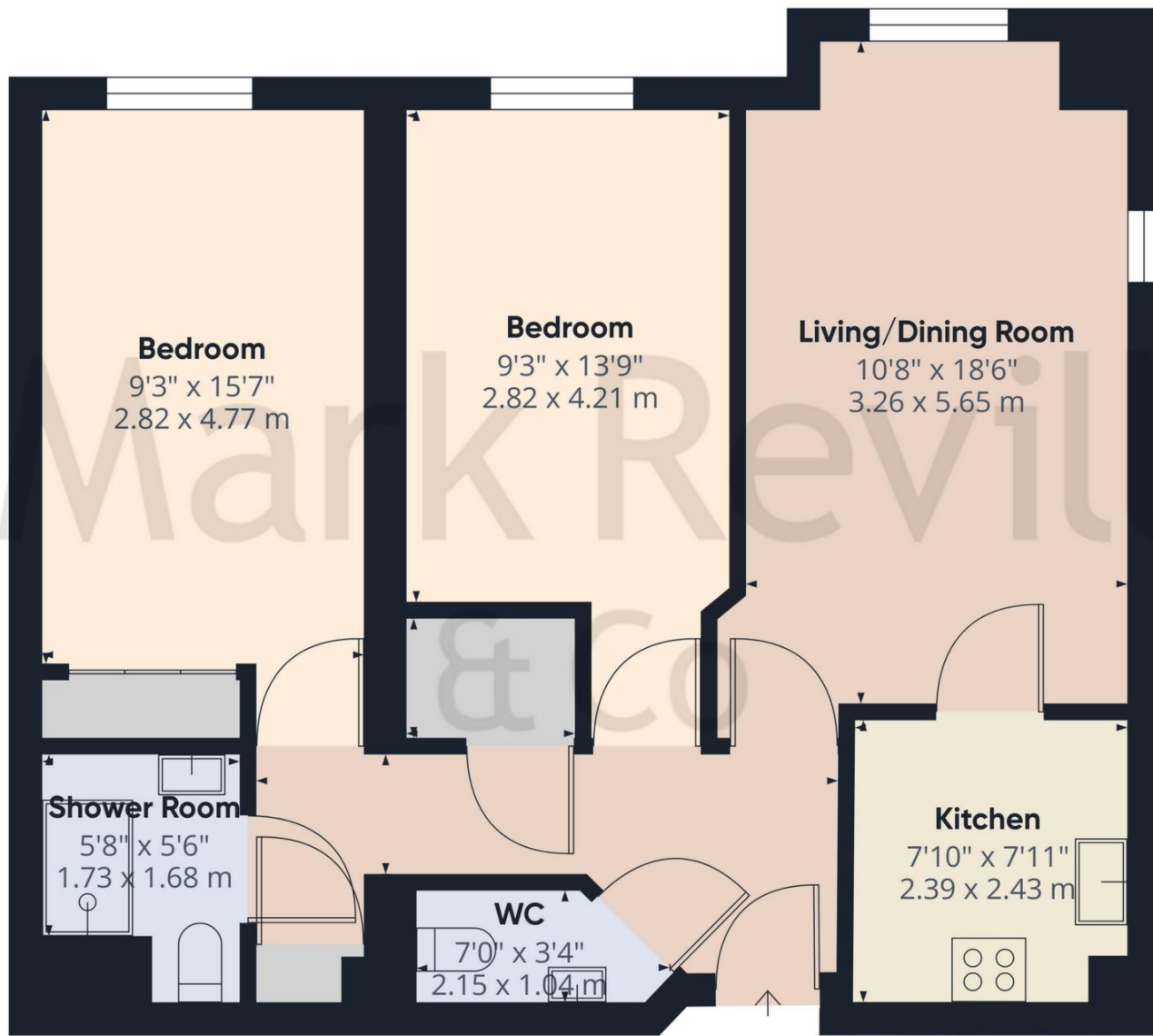
Ground Rent: £882 per annum (paid to May 2025)

Service Charge: (£4,519) per annum

Lease: 125 years from 8th December 2016







Approximate total area⁽¹⁾
 722.36 ft²
 67.11 m²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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.

Calculations are based on RICS IPMS 3C standard.

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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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