



**9 Clover Court**  
Church Road, Haywards Heath, RH16 3UF



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### Offers In Excess of £135,000 Leasehold

This excellent one bedroom ground floor retirement flat forms part of an impressive purpose built development specifically designed for the active elderly offering the residents independence and security. The flat features a West facing living room with access to patio area and the communal gardens, a modern fitted kitchen with fitted appliances, large bedroom with built-in wardrobe and a modern shower room. The property is being offered for sale in excellent order throughout with double glazed windows and night storage heaters. Clover Court has a resident manager, a 24 hour emergency call system, phone entry system, a communal lounge with kitchen, laundry, lift access, attractive gardens and there is a guest suite available. No upward chain vacant possession available.

Clover Court is a sought after development set well back from the road on level ground in this very convenient central location just a short walk of the town centre including The Orchards shopping thoroughfare, the main post office and Marks and Spencer. Also in the immediate vicinity are local churches, Victoria Park, several banks and a modern medical centre. Haywards Heath mainline railway station is less than 1 mile distant.

Ground Rent: £150 per annum.  
Service Charge: To be advised.  
Lease: To be advised.









Approximate total area<sup>(1)</sup>

475 ft<sup>2</sup>  
44.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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