

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

16 BARNARD GATE, BALCOMBE ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 1PQ.



PRICE ... £109,950 ... LEASEHOLD

DESCRIPTION

An immaculate first floor apartment situated in this sought after complex for the active elderly (over 60's) within a short walk of Haywards Heath station, local shops and Sainsburys. The current owner has been in residence since November 2009 and has almost completely refurbished the property including total re-decoration, new carpets, a re-fitted bathroom suite, new storage heaters in the sitting room and entrance hall and there are newly installed appliances in the kitchen. The bright and spacious accommodation is accessed via its own private entrance and comprises; a galleried landing, a south facing sitting room with windows overlooking the well tended communal gardens, a kitchen, a large double bedroom with built in wardrobes and a bathroom. Additional benefits include; electric storage heaters, double glazed windows, beautifully maintained gardens and the services of a resident manager if required. There is also ample residents parking available.

LOCATION

Barnard Gate is a popular over 60's retirement development situated on the north side of town, just off the main Balcombe Road. A regular bus service runs close by linking with the town centre, station and the neighbouring districts. Nearby is Sainsburys superstore, the Olympos Leisure Centre and near the station there is a range of shops, stores and restaurants. Haywards Heath mainline station is within half a mile and provides fast and regular services to London Victoria/London Bridge approx. 47 mins) and the south coast (Brighton City Centre approx. 20 mins). The town has excellent sports and leisure facilities for all ages and by road access to the major surrounding areas can be gained via the Balcombe Road and the A/M23, the latter lying approximately four and a half miles to the west at either Bolney or Warninglid.

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.

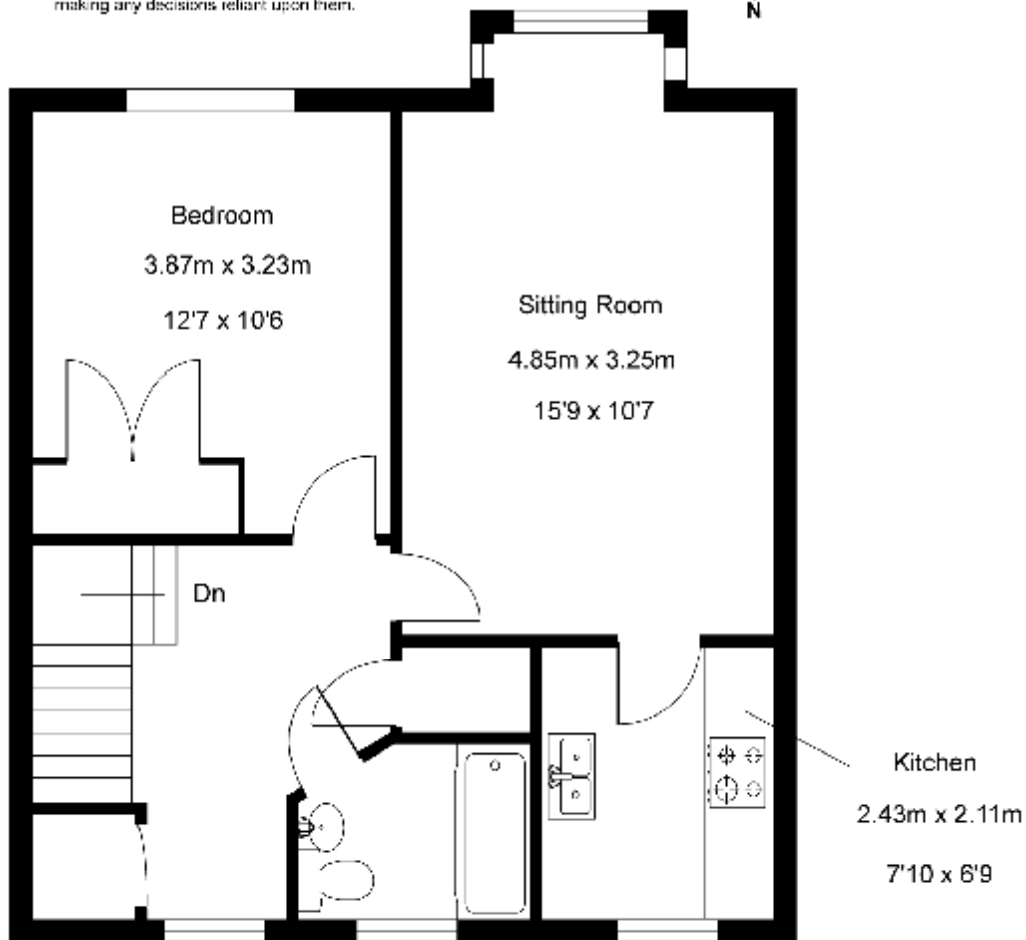
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BRIGHTON	HASSOCKS	BURGESS HILL	HAYWARDS HEATH	LINDFIELD	CUCKFIELD	CRAWLEY	NEWICK	UCKFIELD

OUTSIDE

RESIDENT'S PARKING to the front with block paved path leading to entrance canopy with areas of lawn and well stocked flower beds. **COMMUNAL GARDENS** Lawns with flower beds and borders containing a variety of plants, flowers and shrubs.

LEASEHOLD 99 years from 1992
SERVICE CHARGE £146 per month (inc. buildings ins.)
GROUND RENT: Peppercorn
MANAGING AGENTS Hanover Housing Trust, Hempstead House, 2 Selden Hill, Hemel Hempstead, Herts. HP2 4TN.
 Tel. 01442 242419 Fax. 01442 248288

This plan is for layout guidance only, not to scale.
 Please check all dimensions and shapes before making any decisions reliant upon them.



Approximate gross internal floor area: 559 Sq.Ft/52 Sq.M

