



**44 Heath Court Heath Road, Haywards Heath, RH16 3AF**

**Guide Price £90,000**

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**RETIREMENT APARTMENT | A well presented, 1 bedroom retirement flat situated in a popular block, centrally located for the town centre. 18ft sitting room, modern kitchen & newly fitted shower room and glorious views.**

**The Apartment. . .**

This second floor retirement flat forms part of this popular purpose built development. Built in 1987 by reputable McCarthy& Stone, Heath Court is specifically designed for the active elderly over 60 years of age.

This particular apartment is situated at the rear of the block, enjoying far reaching views towards the Ashdown Forest. In full, the accommodation comprises -: spacious sitting room, refitted kitchen with window, double bedroom with built-in wardrobes, and shower room.

Further benefits include double glazed windows, a lift service to all floors, electric storage heating, ample car parking to the rear of the block and well tended communal gardens.

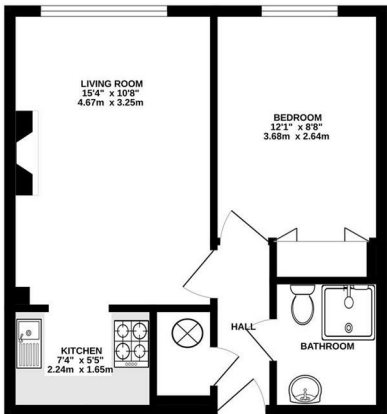
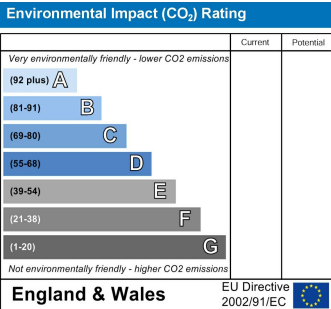
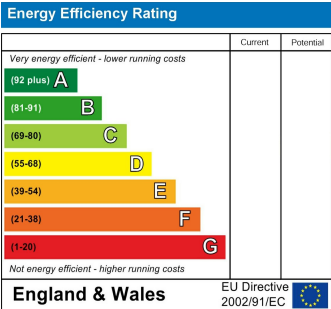
Heath Court has a 24 hr emergency call system with in-house manager giving residents and their families peace of mind. The residents have a communal living room, kitchen, laundry room and gardens. There is a guest suite available for nominal charge.

**The Location. . .**

Heath Court is located in a central position on Heath Road opposite a modern health centre and just a short walk to The Broadway with its good local shops, restaurants and amenities. The town centre is close at hand with its wide range of shopping facilities including several coffee shops, banks, post office and Marks and Spencer. The mainline railway station is about half a mile distant.

**Further Information. . .**

Local Authority: Mid Sussex District Council  
Council Tax Band: B  
Ground Rent : £TBC  
Service Charge : Approx. £219.38 every 6 months (Figure taken for payment 1st March 2025 to 31st August 2025)  
Lease : 125 years from 1987.



TOTAL FLOOR AREA: 39sq.m. (27 sq.m.) approx.  
Plans for development purposes only. Accuracy not guaranteed. Check measurements personally.  
Made with 3dMapmaker 12/2025

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