



Asking Price £395,000 Leasehold

2 Bedroom, Apartment - Retirement

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



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Sales & Lettings
Retirement Property Specialists

Petlands Lodge

Situated in the town of Haywards Heath, Petlands Lodge is a stylish development of 43 one and two bedroom retirement apartments. Haywards Heath is a market town in West Sussex and offers a variety of historical attractions, gardens and places of interest to discover in your retirement years. The town has many individual shops to explore, complimented by a variety of well known High Street names and boutiques. There is a diverse range of shops to meet the needs of even the most discerning shopper, as well as a varied choice of places to eat, bistros and wine bars, offering something for all tastes.

Haywards Heath is surrounded by beautiful countryside with Ashdown Forest and the High Weald close by. Nearby attractions include the Bluebell Railway and spectacular gardens at Borde Hill and Wakehurst Place. The Dolphin Leisure Centre offers a varied mix of leisure facilities from swimming, short mat bowls, table tennis and badminton to name a few.

The town is well served by public transport with trains and buses catering for a variety of journeys. Haywards Heath Railway Station offers services to London Blackfriars, London Kings Cross and Brighton with regular bus services to the surrounding towns and villages.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Petlands Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Petlands Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Petlands Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



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Property Overview

****TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

Churchill Sales & Lettings are delighted to be marketing this stunning two bedroom first floor apartment. The property is South-Facing and presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. Dual aspect windows provide lots of natural light and offer lovely views of the South Downs.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, washer/dryer plus a fridge and freezer.

Bedroom One is a generous double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light

Bedroom Two is another good-sized room which could also be used as a separate Living Room Room, Study or Hobby Room.

The Shower Room offers a curved shower with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

A separate WC is located off the Hallway and offers a WC and wash hand basin and a heated towel rail.

Perfectly complementing this wonderful apartment are two storage cupboards located in the hallway.

Call us today to book your viewing at Petlands Lodge!



Features

- Two bedroom first floor apartment
- Modern Kitchen integral appliances
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Situated close to local shopping facilities and transport links
- Owners' lounge & kitchen with regular social events
- Landscaped gardens
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge (Year Ending 31st May 2026) £4,843.11 per annum.

Approximate Area = 753 sq ft / 70 sq m
For identification only - Not to scale

Ground rent £882.86 per annum. To be reviewed December 2030.

Council Tax: Band C

125 lease years commencing 2016

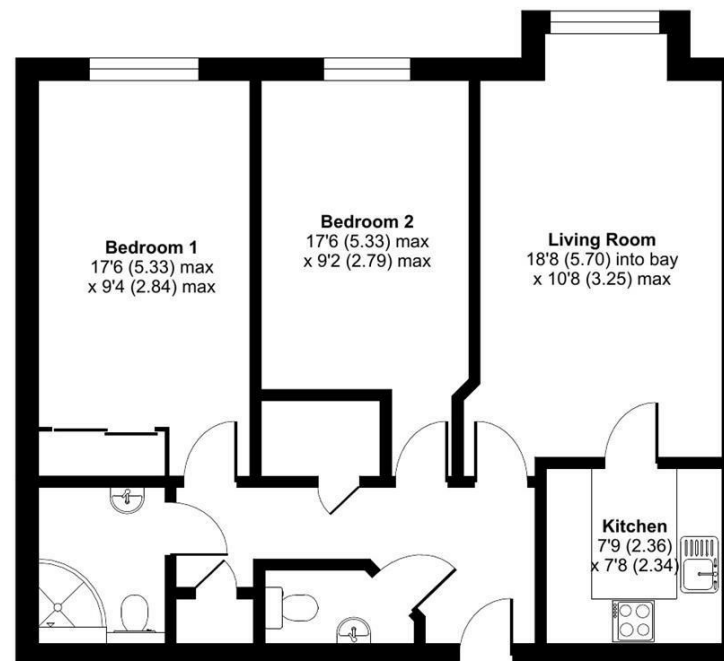
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, Air Source Heating which supplies communal and apartment heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating:

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1328059



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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