



O.I.E.O £270,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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Churchill
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.



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Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Situated in a fantastic Westerly facing position is this delightful one bedroom apartment which benefits from a Juliet Balcony. The property is conveniently located near the Lift and Stairs and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture. The room benefits from a feature electric fire with attractive surround and a French door opens to a Juliet Balcony.

The Kitchen 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, washer/dryer, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. A large window keeps the space bright and light.

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

Perfectly complimenting this wonderful apartment is a useful walk in storage cupboard located in the hallway.

Call us today to book your viewing at Petlands Lodge!



Features

- One bedroom ground floor apartment with Juliet Balcony
- Modern Kitchen integral appliances
- Westerly Facing
- 24 hour Careline system for safety and security
- Owners' lounge & kitchen with regular social events
- Lodge Manager available 5 days a week
- Situated close to local shopping facilities and transport links
- Owners' private car park
- Landscaped gardens
- 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) £3,217.80 per annum.

Ground rent £812.86 per annum. To be reviewed December 2030.

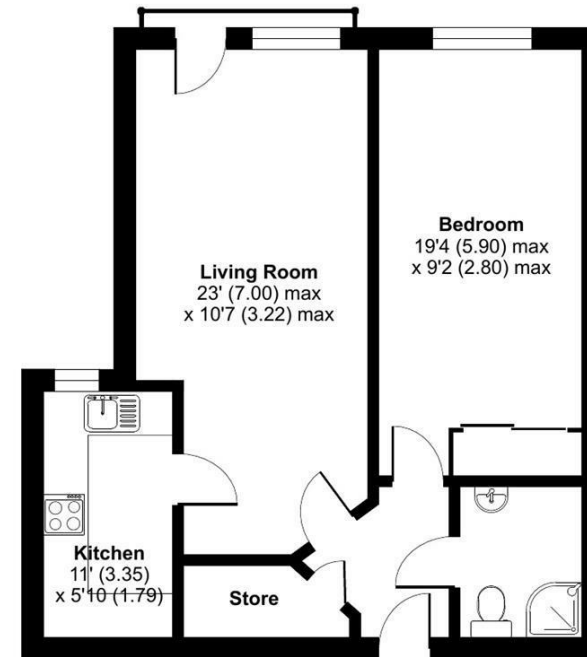
Council Tax: Band B

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.

Approximate Area = 584 sq ft / 54.2 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/ecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1342277

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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