

Flat 5 Tower House

Tower House Close, Cuckfield, Sussex RH17 5EQ



ACCOMMODATION

- Entrance Hall
- One Bedroom
- Double aspect Kitchen
- Sitting Room
- Bathroom
- Gas central heating
- Single garage

FOR SALE LEASEHOLD

- Lease length: 99 years
- No ground rent
- Service Charge: £195.98 p.c.m
- Age Covenant: 60+

FACILITIES

- Resident manager
- Emergency alarm service
- Attractive gardens and grounds
- Laundry room
- Courtyard parking
- Walking distance of shops

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Estate Manager
Tel: 01444 459345
(Viewing by appointment)



£134,000 leasehold

**A newly decorated one-bedroom ground floor apartment
in the main house of this popular retirement
development**



View towards Flat 5 Tower House



Tower House Close



DESIGN

Tower House Close is designed to provide independent living for those people who are looking to move to somewhere more convenient, either closer to shops, smaller accommodation or who spend time away on holiday.

There is a resident estate manager, appointed by Retirement Lease Housing Association, to look after the day-to-day management of the development and to be on hand for advice and emergencies.

SERVICE COSTS

An annual service charge is payable to RLHA and this covers most of the usual household costs such as the insurance and upkeep of the buildings, maintenance of the gardens, the window cleaning and refuse collection, security and alarm systems .

Residents are consulted annually with regard to all services and expenditure and living at Tower House Close should result in lower annual household costs.

Flat 5 Tower House



Communal Garden



Main House





Tower House Close is quietly situated in the grounds of the old Tower House with sweeping lawns and some fine old mature trees. It is just off the London Road to the north of the village centre and within walking distance of shops and local facilities.

Facilities: These include a resident estate manager and emergency alarm service, communal laundry, courtyard parking and attractive gardens and grounds. Some of the properties have single garages.



Cuckfield is a delightful large Sussex village between Ashdown Forest and the South Downs close to Haywards Heath with its mainline station giving easy access to London and Brighton. The village has an attractive high street with some fine Georgian houses and period buildings and a variety of shops ranging from specialist food shops to Post Office, general stores and antique shops, inns and restaurants.

In addition to the beautiful surrounding countryside there are many places of interest nearby including the magnificent gardens at Borde Hill, Nymans and Leonardslee. Haywards Heath (2m) has comprehensive shopping and a mainline station.

Tenure: Leasehold. No ground rent.

General Information: Tower House Close is managed by [Retirement Lease Housing Association](#) 2nd Floor, Victoria House, Victoria Road, Aldershot, Hampshire GU11 1EJ


For further information contact the Head Office on 01252 356000

One bedroom ground floor apartment in the main house with approximate room dimensions as follows: Entrance Hall with built in storage cupboards. L-shaped Sitting Room (15'11" x 17'9" max) with large west facing windows. Bright dual aspect Kitchen/Breakfast Room (11'9" x 10'10") with space for washing machine, fridge and dishwasher/tumble dryer, hatch to loft space. Dual aspect double bedroom (14'9" x 11'6") with original window shutters and built in double wardrobe. Bathroom fitted with a white suite, window to front aspect and heated linen cupboard. The property has been recently decorated, with new flooring throughout. There is a single garage with light and power located close to the flat.

Tower House Close is a development of 30 chalet bungalows and apartments on the edge of the village of Cuckfield, in extensive grounds with some fine trees and shrubs. There is summer house for residents' use and communal benches on the lawn.

Cuckfield lies about two miles west of Haywards Heath and about five miles north of Burgess Hill. Balcombe and Ardingly are both about four miles. The M23 at J11 is about eight miles and Gatwick Airport 15 miles.

Energy Performance Certificate



5, Tower House Close, Cuckfield, HAYWARDS HEATH, RH17 5EQ

Dwelling type:	Ground-floor maisonette	Reference number:	9000-2825-7095-9902-3755
Date of assessment:	05 November 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	05 November 2012	Total floor area:	67 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£2,529
Over 3 years you could save	£1,203

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£135 over 3 years	£138 over 3 years	<div style="background-color: #4F81BD; color: white; padding: 10px; width: 100px; margin: 0 auto;"> You could save £1,203 over 3 years </div>
Heating	£1,880 over 3 years	£885 over 3 years	
Hot Water	£414 over 3 years	£303 over 3 years	
Totals	£2,529	£1,326	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

Not energy efficient • higher running costs

Current	Potential
53	76

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

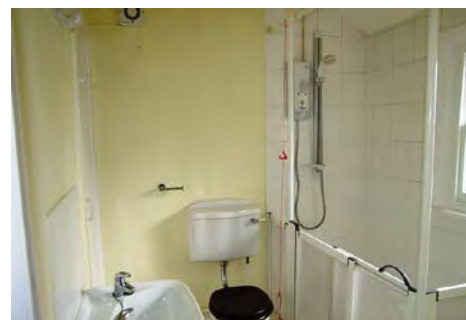
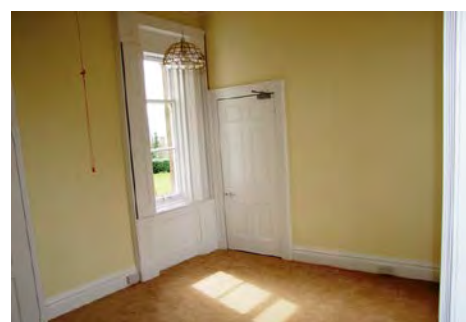
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£857	✔
2 Floor insulation	£800 - £1,200	£171	✔
3 Increase hot water cylinder insulation	£15 - £30	£54	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Service Charge £2,351.80 p.a. to November 2013 Council Tax Banding – C

These particulars are intended to give a fair description of the property but neither fifty5plus.com, nor the vendor, accept responsibility for any error they may contain, however caused.

These particulars do not form, or form any part of, any offer or contract. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as fitted carpets, curtains, light fittings etc are specifically excluded but may be available by separate negotiation.

