



**Birch Walk
Ditchling Common, RH15 0SA**

**Asking Price Of
£370,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Birch Walk, Ditchling Common, RH15 0SA



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LOCATION

The property is set within the picturesque Ditchling Common area, amongst the luxurious St Georges Park retirement village, and surrounded by 250 acres of natural landscaped grounds. The development provides a regular shuttle bus, to the neighbouring towns of both Burgess Hill & Haywards Heath, that offer both a fast rail service to London & the South Coast and easy access to the M23/A23. The towns also provide a varied range of shopping facilities, including Waitrose, Sainsbury's and Tesco supermarkets, in addition to both independent and nationally recognised shops, bars and restaurants.

ACCOMMODATION

The property offers full vacant possession, and is a spacious first floor apartment, serviced by either stairs or a lift. There is a security intercom to access the apartment block for added peace of mind too. The property features a spacious entrance hall, with a large cloaks cupboard and additional airing cupboard, that leads into the double aspect living room, with attractive views. There is a separate modern fitted kitchen, with a good range of both floor and wall mounted units, with extensive work surfaces and integrated appliances, including a double oven and fridge/freezer. There are also two bedrooms, with the spacious main bedroom featuring fitted wardrobes and an en suite shower room, and an additional bathroom, accessed from the hallway.

OUTSIDE/COMMUNAL AREAS

The apartment is set within this ideal setting, within 250 acres of landscaped countryside, interspersed with extensive pathways for afternoon strolls or brisk walks. There is also a well-stocked freshwater fish lake, and three artificially turfed bowling greens, for active residents.

Internally, the development boasts a swimming pool, gym and health spa, together with an on site restaurant, bar/cafe and a shop that provides the everyday essentials. The first floor of Maes Court, also features a library, snooker room and a function room for meetings, or clubs. In addition, there are also 5 guest rooms, that can be booked for visitors attending the development.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 7 December 2006

Annual Service Charge (2023): £6,869.04

Service Charge Review Date: Reviewed on an annual basis on 31st December

Annual Ground Rent: £300 payable annually. This is fixed for the first 25 years to December 2031. It increases by £100 for each succeeding 25-year period

When an apartment is sold 20% of any increase in value will be retained by the Charity as a Transfer Fee. If there has been no increase in value, nothing will be payable. An assignment fee, currently £500 plus VAT, is also payable.

AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

1 minute walk



Shops

On-site



Trains

Burgess Hill – 2.7 miles
Haywards Heath – 4.8 miles



Airport

Gatwick
19.4 miles



Roads

M23
14 miles



Sport & Leisure

On-site



Rental Income

£tbc



Schools

N/A



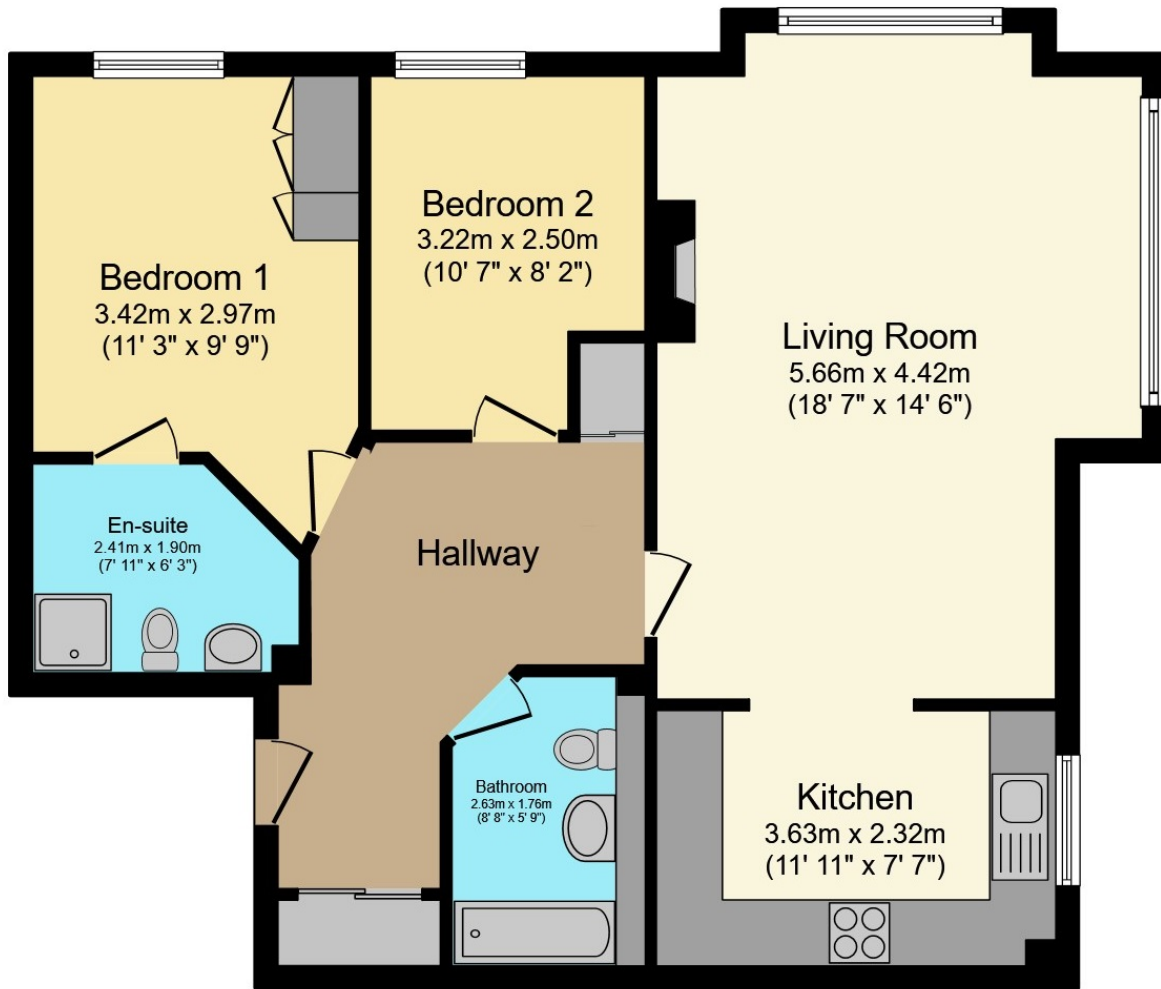
Broadband

Up to 67 Mbps

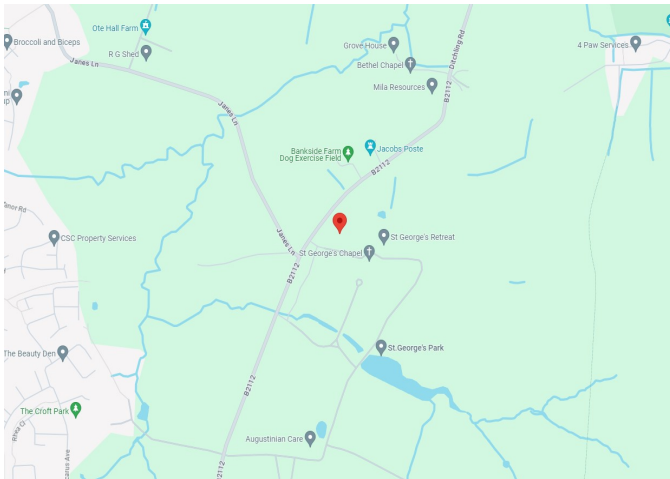


Council Tax

Band E



Map Location



Total Approximate Floor Area
784 sq ft / 72.8 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by
appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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