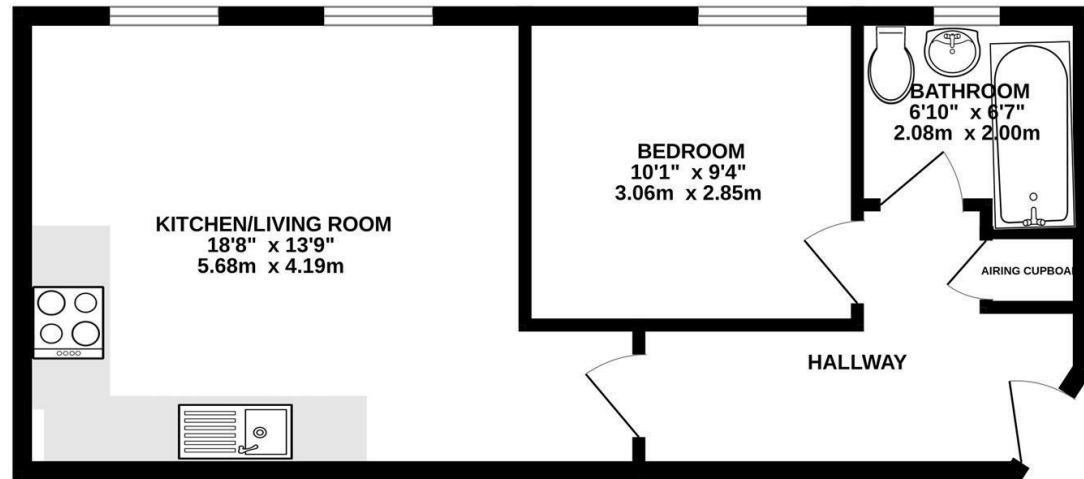
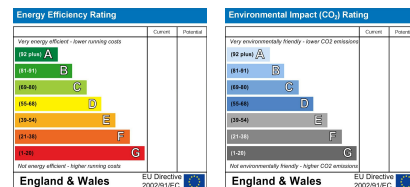


GROUND FLOOR



Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



16 Park East Southdowns Park, Haywards Heath, RH16 4ST

Guide Price £185,000 Leasehold

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VIEWING BY APPOINTMENT WITH PSP HOMES

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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## 16 Park East Southdowns Park, Haywards Heath, RH16 4ST

What we like...

- \* Presented in fantastic order, stylishly decorated throughout.
- \* Plenty of character features, with high ceilings and sash windows.
- \* Allocated parking.
- \* Forms part of an imposing Grade II listed building with beautiful gardens & grounds.
- \* Water rates included in service charge and on-site gym included in service charge.

**GUIDE PRICE: £185,000 - £200,000**

### The Apartment...

This one-bedroom ground floor apartment is found within the popular 'Southdowns Park', a converted Grade II listed Victorian hospital, boasting spectacular communal gardens and original character features.

The apartment is offered for sale in impeccable order throughout, with tasteful décor and open plan layout which is sure to appeal to those who love to entertain. The main living space is stylishly decorated, the kitchen is fully integrated with oven, hob, fridge and freezer.

The bedroom is well-proportioned with high ceilings and feature sash window whilst the bathroom is bright and neutral with a white suite and tiling.

Further benefits include upgraded fitted gas-fired central heating (installed 2019), allocated parking and exclusive use of the resident's gym.

### Step Outside...

The residents of Southdowns Park have access to glorious, south facing communal gardens. This park-like space is wonderfully maintained, with far-reaching views towards the South Downs and several different seating areas and lawns. A beautiful space for a morning coffee or afternoon picnic.

### The Location...

Southdowns Park is an imposing Victorian residential building, formerly the St. Francis Hospital. The site was redeveloped in 1999 and is now a luxurious residence consisting of apartments, town and mews houses set within attractive and well-kept communal gardens overlooking the South Downs.



Residents of Southdowns Park have exclusive use of the large, well-equipped gymnasium and membership is available to use the social club, bowling green, tennis court and indoor swimming pool. Haywards Heath town centre provides extensive shopping facilities and is just over a mile distant.

The town boasts both Waitrose and Sainsbury's Superstores and an array of bars & restaurants including Cote Brasserie, Rouge, Pizza Express, Prezzo and Zizzi. The mainline station is two miles away offers fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Gatwick International Airport and Brighton. By car surrounding areas are easily accessed via both the A272 and A23(M) with the latter lying west of Haywards Heath at Warninglid/Bolney.

### The Finer Details...

Tenure: Leasehold

Lease: 125 years from 1997

Service Charge: £900 (approx.) every six months, includes sinking fund contribution, both water rates, external building maintenance, lighting to communal areas, upkeep of beautiful communal grounds, concierge services, CCTV security & use of gymnasium.

Ground Rent: £300 p.a.

Managing Agents: Pembroke PM T: 0333 344 2100

Council Tax Band: B

