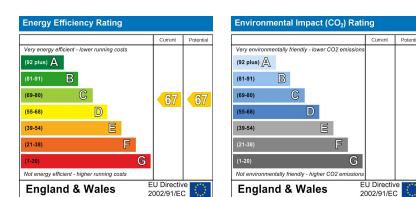


Approximate Floor Area  
749.92 sq ft  
(69.67 sq m)

Approximate Gross Internal Area = 69.67 sq m / 749.92 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



## 13 The Priory, Syresham Gardens, Haywards Heath, West Sussex, RH16 3XB

Offers In Excess Of £280,000 Leasehold



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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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13 The Priory, Syresham Gardens, Haywards Heath, West Sussex, RH16 3XB

#### What we like...

- \* Contemporary apartment forming part of The Priory - an iconic former nunnery.
- \* High spec finishes throughout.
- \* Centrally located making it convenient for town, station and Princess Royal Hospital.
- \* Allocated parking space.

#### The Apartment...

This stylish first floor apartment forms part of The Priory - a stunning Grade II listed building that dates back to 1896, originally built to house a community of nuns from Bruges. The building was sympathetically converted in 2020 and now comprises of luxury apartments in a most convenient central location.

This particular apartment enjoys a spacious 20ft living room giving plenty of space for sitting & dining areas. Lovely engineered oak flooring flows through from the hallway and there are two lovely windows that flood the room with natural light. With clean, neutral décor this room is a real blank canvas allowing a buyer to put their own stamp. There are even bespoke plantation shutters throughout adding a real touch of quality.

The kitchen is a contemporary high spec with quartz worktops, sleek handleless units and undercounter lighting. There are integrated appliances include oven, hob, dishwasher and washing machine with space for a fridge/freezer.

Along the hall, which enjoys motion sensor lighting, both bedrooms are good size doubles and enjoy the most delightful outlook towards 'The Chapel' and the beautifully landscaped communal gardens. The main bedroom currently has large wardrobes where the bed is designed to be positioned and is a much bigger room than first anticipated.

Each bedroom is served by the stunning bathroom, fully tiled with overhead power shower and heated chrome towel rail.

This apartment really would make the perfect first time purchase, buy-to-let investment or secure UK bolt hole for someone who spends a lot of time overseas.



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Further attributes include electric heating, double glazed windows and video entry phone system. There is also an allocated parking space conveniently positioned next to the communal entrance.

#### Location, Location, Location...

The Priory offers a superb central location with the town centre being within striking distance with The Orchards shopping centre being just a short stroll, whilst you'll find plenty of restaurants and bars along The Broadway - the town's buzzing social centre with a range of large chains & local independents including Cote Brasserie, Pizza Express, Pascals Brasserie, Lockhart Tavern Gastropub and WOLFOX coffee roasters - great for a brunch! For commuters, Haywards Heath's mainline station is within a mile of the apartment and provides fast, regular services to London Bridge and Victoria in under an hour, Brighton within 20 minutes and Gatwick Airport within 15 mins - pure commuting convenience. Quintessential villages surround the town and include Lindfield, Cuckfield, Ardingly and Wivelsfield Green. By car, surrounding areas and the M25 motorway network can be accessed via the A23(M) to the west, or A272 to the east.

#### The Finer Details...

Tenure: Leasehold  
Lease: 125 years from 2019  
Service Charge: £1,100 p.a.  
Ground Rent: £270 p.a.  
Managing Agent: TBC  
Council Tax Band: B  
Rental Value: In the region of £1300 PCM.

We believe the above information to be correct but recommend intending buyers check personally before proceeding.



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