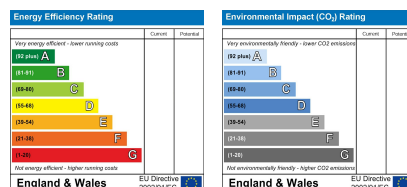


Approx. Gross Internal Floor Area 660 sq. ft / 61.39 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



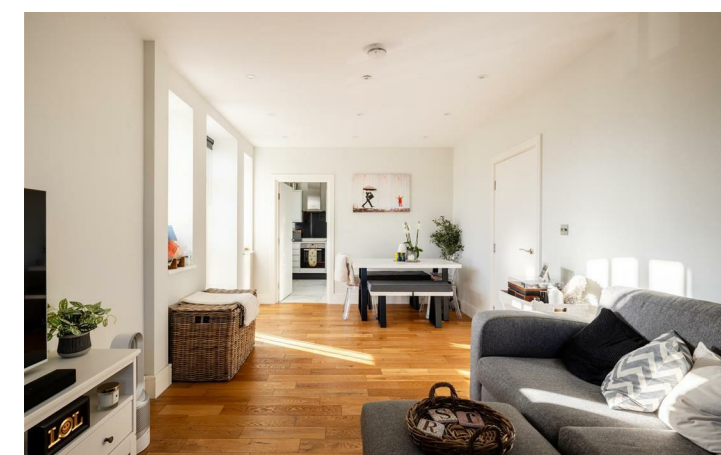
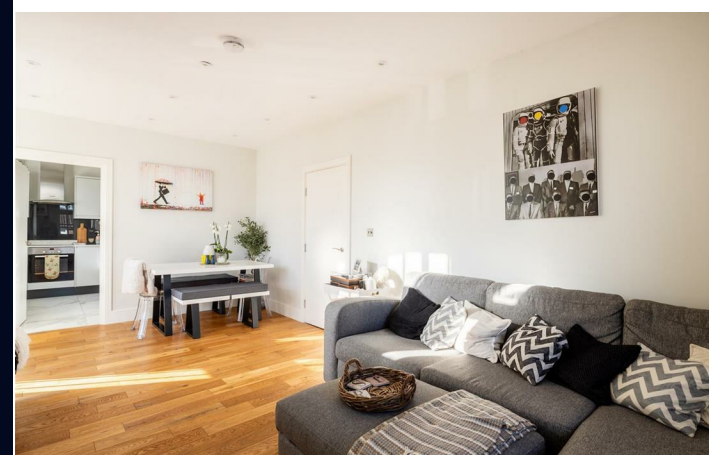
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



Flat 28 The Priory Syresham Gardens, Haywards Heath, RH16 3XB

Guide Price £280,000 - £290,000 Leasehold

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Flat 28 The Priory Syresham Gardens, Haywards Heath, RH16 3XB

What we love...

- Stylish first-floor apartment in The Priory, a Grade II listed 1896 building, sympathetically converted in 2020 and located just a short, level walk from the town centre and mainline station.
- Spacious 20ft dual-aspect living room with engineered oak flooring, Juliet balcony, and plenty of natural light.
- Contemporary high-spec kitchen with quartz worktops, handleless units, under-counter lighting, and integrated appliances.
- Two generous double bedrooms, including a particularly large main bedroom with en-suite shower room.
- Additional features include a luxurious family bathroom, electric heating, double glazing, video entry system, and allocated parking (Space 39)

Guide Price | £280,000 - £290,000

The Apartment...

This stylish first-floor apartment forms part of The Priory, a striking Grade II listed building dating back to 1896, originally constructed to house a community of nuns from Bruges. Sympathetically converted in 2020, it now offers a collection of luxury apartments in an exceptionally convenient central location. The property is just a short, level walk from the town centre with its shops, cafés, and amenities, and only a few minutes on foot from the mainline railway station—ideal for commuters. Apartments in such a historic setting are a rare find, particularly those benefiting from allocated parking and two bathrooms, making this home especially appealing for modern living.

The apartment itself features a generous 20ft dual-aspect living room, offering ample space for both seating and dining areas. Beautiful engineered oak flooring flows seamlessly from the hallway, while two large windows and a Juliet balcony flood the room with natural light. The clean, neutral décor creates the perfect blank canvas for a new owner to personalise.

The contemporary kitchen is finished to a high specification, complete with quartz worktops, sleek handleless units, and under-counter lighting. Integrated appliances include an oven, hob, dishwasher and washing machine, with space provided for a fridge/freezer.

Along the hallway, both bedrooms are well-proportioned doubles. The main bedroom is particularly spacious, with room for a freestanding wardrobe or the option to commission bespoke fitted cabinetry. It further benefits from its own en-suite shower room.

The second double bedroom is served by a luxurious, fully tiled bathroom featuring an overhead power shower and heated chrome towel rail.

This apartment would make an ideal first-time purchase, buy-to-let investment, or a secure UK base for someone who travels frequently. Additional benefits include electric heating, double-glazed windows, a video entry system, and an allocated parking space (Space 39) conveniently located close to the communal entrance.



The Location...

The Priory enjoys an exceptional central location, placing everything you need within easy reach. Haywards Heath’s vibrant town centre is just a short 8–10 minute walk away, offering an excellent range of shops, cafés, and amenities. The popular Broadway, now home to several recently added restaurants and independent venues—provides a lively social scene with favourites such as Pizza Express, the Lockhart Tavern gastropub, and WOLFOX coffee roasters, perfect for brunch or relaxed weekend dining. The area has continued to evolve in recent years, enhancing its appeal with improved public spaces and an ever-growing choice of places to eat and drink.

For commuters, Haywards Heath mainline station is approximately a 12–14 minute walk from The Priory and offers fast, regular services to London Bridge and London Victoria in around 45–50 minutes, Brighton in roughly 20 minutes, and Gatwick Airport in 12–15 minutes. The town is surrounded by a collection of charming villages, including Lindfield, Cuckfield, Ardingly and Wivelsfield Green, each offering scenic countryside and a welcoming local atmosphere. Excellent road links are also close at hand, with the A23(M) to the west and the A272 to the east providing straightforward access to the wider region and the M25 motorway network.

The Finer Details...
Tenure: Leasehold
Lease: 125 years from 2019
Service Charge: £2,098.10
Service Charge Review Period: Half yearly
Ground Rent: £260 p.a.
Ground Rent Review Period: Every 25 years with the rate of RPI
Managing Agent: Graves Son and Piltcher
Council Tax Band: B
EPC Rating: C
Agent Note: We understand that the leaseholders are taking over the management of the building through the Right to Manage process.

