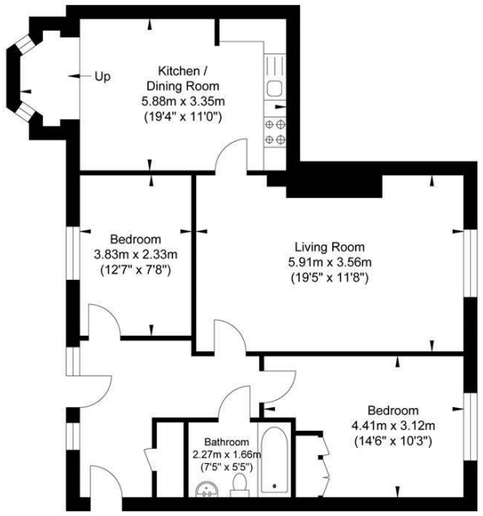
Syresham Gardens



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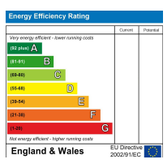
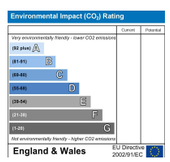
Ground Floor Flat
Approximate Floor Area
844.21 sq ft
(78.43 sq m)

Approximate Gross Internal Area = 78.43 sq m / 844.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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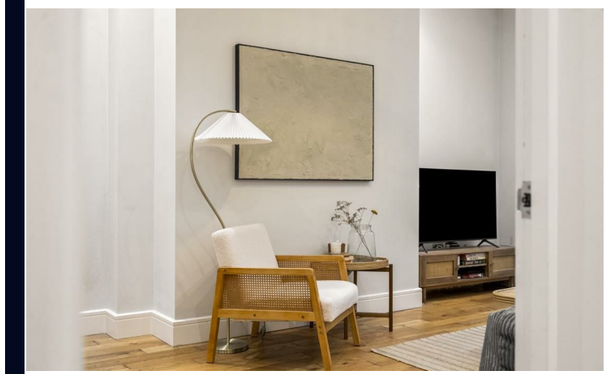
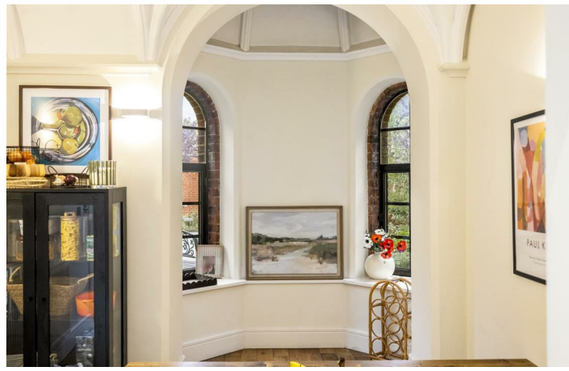
Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







Flat 35, The Priory Syresham Gardens, Haywards Heath, RH16 3XB

Guide Price £325,000 Leasehold

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Things We Love...

The exceptional Grade II listed setting and period character

The impressive vaulted ceilings and original architectural detailing

The stunning communal courtyard and striking clock tower

The beautiful arched bay window in the kitchen/dining room

Allocated parking and a central location within easy reach of the station

A beautifully presented two-bedroom ground-floor garden apartment, set within an exceptional Grade II listed building and offering approximately 844 sq ft of beautifully proportioned accommodation, with a separate living room, generous kitchen/dining room and an extraordinary communal courtyard setting. There are homes that simply provide somewhere to live, and then there are homes where the architecture, setting and sense of place make them feel genuinely distinctive. This is very much the latter.

Set within an exceptional historic development, this ground-floor apartment combines beautifully proportioned rooms with an abundance of period character, all centred around one of the most impressive communal courtyards we have seen.

The Apartment...
Stepping inside, the sense of character is immediate. The accommodation has been thoughtfully arranged to balance the grandeur of the original building with comfortable modern living.

The reception space is particularly appealing, with the period architecture creating a wonderful backdrop. High ceilings, original detailing and beautifully proportioned windows give the apartment a sense of volume and individuality that is increasingly difficult to find in modern developments. The separate living room is generous in proportion, providing a comfortable and versatile space for relaxing and entertaining, with plenty of room for substantial furniture while retaining a wonderful sense of space.

The kitchen is positioned to one side, leaving a generous dining area, while the beautiful arched bay window provides a striking architectural feature and brings an abundance of natural light into the room. The proportions of the bay also offer the opportunity to create a charming seating or reading area, perhaps with a bespoke window seat, making this a particularly characterful part of the home.

The principal bedroom is generously proportioned and has been enhanced by the addition of bespoke fitted storage, providing excellent wardrobe space while making the most of the room's proportions. The second bedroom is a generous double, with a particularly lovely sense of character. A vaulted ceiling adds volume and architectural interest, while views across the beautifully landscaped courtyard create a wonderful outlook. It would make an equally appealing guest bedroom, home office or second reception space, depending on requirements.

Moving Outside...
One of the most memorable aspects of the apartment is the way it connects directly with the beautiful communal courtyard. An original door leads directly from the apartment into the courtyard, creating an immediate connection between the home and its remarkable surroundings.

And it is here that the true grandeur of the development reveals itself. Stepping through the original doorway, the sheer height, scale and architecture of the courtyard immediately hits you, with beautifully landscaped borders, established planting and the extraordinary historic buildings rising around you. The striking clock tower provides an exceptional focal point, giving the whole setting a wonderful sense of drama and occasion.

The courtyard is beautifully maintained and provides an unusually attractive communal space somewhere that feels as much a part of the character of the home as the apartment itself.



To the front of the development, the property also benefits from an allocated parking space, adding a particularly valuable level of convenience.

The Location...
The Priory enjoys an exceptionally convenient central location, with Haywards Heath town centre approximately an 8–10 minute level walk away. The town offers an excellent range of shops, cafés, restaurants and everyday amenities, with the increasingly popular Broadway providing a lively social scene. For commuters, Haywards Heath mainline station is approximately a 12–14 minute walk, with regular services to London Bridge and London Victoria in around 45–50 minutes, Brighton in approximately 20 minutes and Gatwick Airport in around 12–15 minutes.

Despite its central position, the property is also ideally placed for enjoying the surrounding Sussex countryside. The charming villages of Lindfield, Cuckfield, Ardingly and Wivelsfield Green are all within easy reach, while the South Downs provide an abundance of opportunities for walking and cycling. With excellent road connections via the A23 and A272, The Priory offers a particularly appealing balance of town-centre convenience, countryside and connectivity.

The Finer Details...
Tenure: Leasehold
Parking Space: 35
Lease: 125 years from and including 1 January 2019
Service Charge: £1,049.05 July 2026 to December 2026 - Paid Twice Yearly
Service Charge Review Period: Per Year
Ground Rent: £280
Ground Rent Review Period: Every 25 years with the rate of RPI
Managing Agent: THE PRIORY RTM COMPANY LIMITED
Council Tax Band: B
EPC Rating: C





