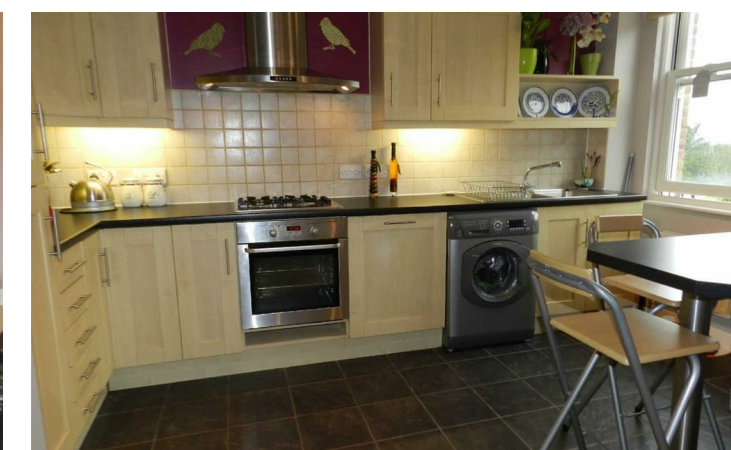


**BRITISH  
PROPERTY  
AWARDS**  
2019  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN  
HAYWARDS HEATH



**3 Assisi Heights, Southdowns Park, Haywards Heath, West Sussex, RH16 4TQ**

**Price £184,950 Leasehold**



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3 Assisi Heights, Southdowns Park, Haywards Heath, West Sussex, RH16 4TQ

### Description

A spacious and stylishly presented, two double bedroom purpose built first floor apartment situated on the southern side of the award winning Southdowns Park. The property provides well arranged accommodation around a central entrance hall including 16ft sitting/dining room, with far reaching views from across the communal gardens to the South Downs, leading to modern open plan kitchen/breakfast with integrated appliances (oven/gas hob, fridge/freezer & dishwasher). Further accommodation comprises:- master bedroom with larger-than-average en-suite shower room, second double bedroom and bathroom with white suite. Additional benefits include tasteful yet neutral décor throughout, gas fired central heating, double glazed windows throughout, secure telephone entry system and allocated/visitor parking. This fine apartment would make an ideal first time purchase, or buy-to-let investment (our lettings department have let comparable flats for £850 PCM which would result in a gross yield of approx 5.5% p.a.). Offered CHAIN FREE. Internal viewing highly recommended.



### Location

Assisi Heights is a purpose build block of apartment built 2003 enjoying a enviable position on the south side of the sought after Southdowns Park, an imposing Victorian residence, 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 state of the art gymnasium (refurbished in 2010) and membership is available to use the social club, bowling green, two tennis courts and recently refurbished indoor swimming pool.

Haywards Heath town centre provides extensive shopping facilities and is just over a mile distant. The mainline station is two miles away offers fast & regular commuter services to London (Victoria/London Bridge in approx 47 minutes), Gatwick 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.

### Information

Lease: 125 years from 1997

Service Charge: £640 half yearly (includes domestic & waste WATER RATES, lighting to communal area, upkeep of communal grounds, concierge services & use of gymnasium)

Building Insurance: £110 p.a.

Managing Agents: Crabtree Property Management T: 020 7963 8680

