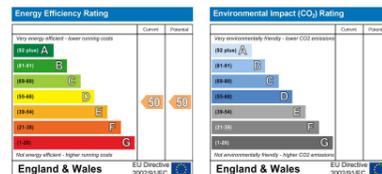


**GROUND FLOOR**  
569 sq.ft. (52.9 sq.m.) approx.

TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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BRITISH  
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GOLD WINNER

ESTATE AGENT IN  
HAYWARDS HEATH



**25 The Priory, Syresham Gardens, Haywards Heath, W. Sussex, RH16 3XB**

**Guide Price £250,000 Leasehold**



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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25 The Priory, Syresham Gardens, Haywards Heath, W. Sussex, RH16 3XB

What we like....

- \* Private garden providing a lovely outside space for 'al-fresco' entertaining.
- \* Superb open plan living space that extends to 19ft x 18ft with doors onto garden.
- \* Forms part 'The Priory', an iconic Grade II listed building that dates from 1896.
- \* Light, airy apartment with impressive 10ft ceilings.
- \* Central convenience - short walk of the town centre, hospital and a mile to the station.

#### The Apartment...

This exceptional ground floor flat forms part of the iconic "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 favoured corner position with access on to its own private patio garden – great for outside entertaining and 'al-fresco' dining.

The main living space is a real 'wow-factor' open plan space with impressive 10ft ceiling heights, dual aspect and large windows that flood the room with natural light. There is ample space for sitting and dining areas and the kitchen is a high specification, with quartz worktops and integrated appliances (oven, induction hob, dishwasher and washing machine). 'French' doors open on to the garden.

The bedroom is a good size double with plenty of space for a large bed, wardrobe and chest of drawers. There are 'French' doors that lead out to the garden, great for a morning coffee.

The bathroom is stunning, being fully tiled with a contemporary white suite, overhead power shower, heated towel rail and mirror with LED lighting.

Further attributes include digital video entry system, neutral décor and an allocated parking space.

#### Seller's Secret...

"I have absolutely loved living here, the open plan living space with high ceilings makes this flat feel really spacious and I have loved hosting and entertaining on so many occasions, particularly during the summer months where I was able to utilise the outdoor space and enjoy the private garden! I have also loved living such a short distance from the town centre, it really helped make me feel like part of a community as I often walk into the shops and cafes within a few minutes, not to mention the bars and restaurants on the weekends too! I have made some really happy memories here!"



#### The 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: £900 p.a.  
Ground Rent: £235 p.a.  
Managing Agent: Fountayne Managing, Emma House, High Rd, London N15 4NP T: 020 3292 2190  
Council Tax Band: B  
Rental Value: In the region of £950 - 1,000 PCM.

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

