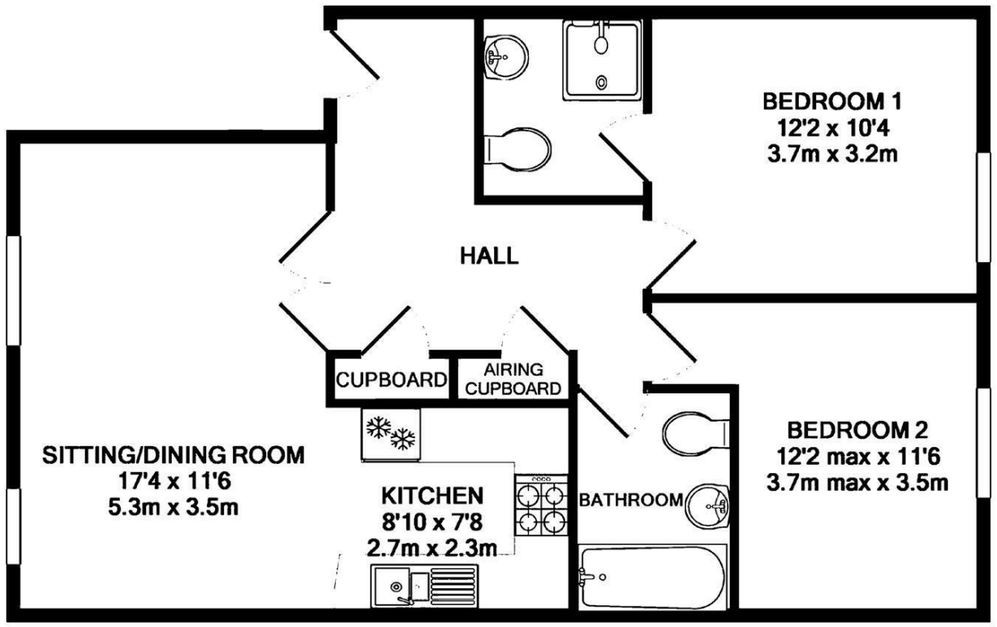
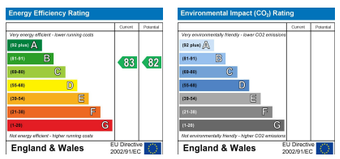


Gross Internal Area: 67 sq m / 721 sq ft



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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.







31 Kendall Court, Haywards Heath, West Sussex, RH16 4SX

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What we like...

* Light & airy accommodation with large sash windows.

* Superb communal gardens.

* Offered with no onward chain.

* Allocated Parking

The Property...
This first-floor apartment forms part of the popular 'Southdowns Park' development, a Grade II listed Victorian hospital and boasts spectacular communal gardens. This bright apartment is neutrally decorated and flooded with natural light. The open-plan living room is perfect to entertain in and the kitchen has space for a range of appliances.

The larger bedroom is a good-sized double and enjoy a pleasant leafy outlook, with a en-suite shower room. The second bedroom is also a double or perfect home office. Both are served by the neutral bathroom.

Further attributes include gas central heating, allocated parking and use of the beautiful communal gardens and gym.

Location
The residents of Southdowns Park have access to glorious, south facing communal gardens. This park-like space is wonderfully maintained, with far-reaching views towards the South Downs and several different seating areas and lawns. A beautiful space for a morning coffee or afternoon picnic. Residents of Southdowns Park have exclusive use of the large, well-equipped gymnasium 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 town boasts both Waitrose and Sainsbury's Superstores and an array of bars & restaurants including Cote Brasserie, Rouge, Pizza Express, Prezzo and Zizzi. The mainline station is two miles away offers fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Gatwick International 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...
Tenure: Leasehold
Lease: 125 Years from 1997
Maintenance: Approx £1,375 twice yearly TBC - this includes sinking fund contribution, both water rates, lift maintenance, external building maintenance, lighting to communal areas, upkeep of beautiful communal grounds, concierge services, CCTV security & use of gymnasium.
Ground Rent: £150 per annum
Council Tax Band: D

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

NB
Please note, some of the photos include digital furnishing.





