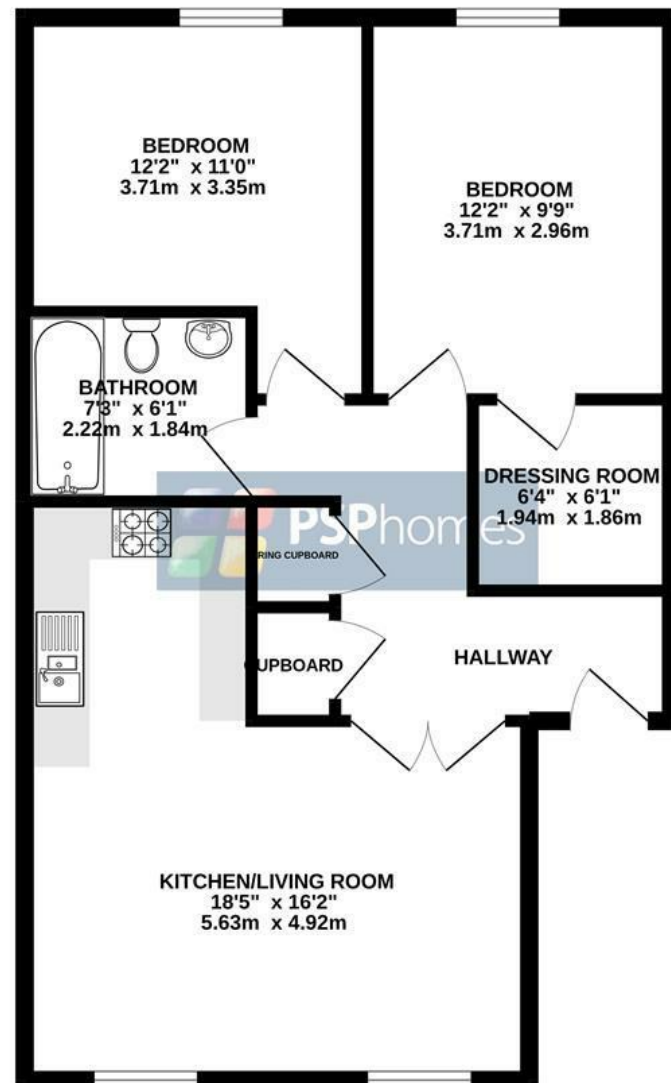
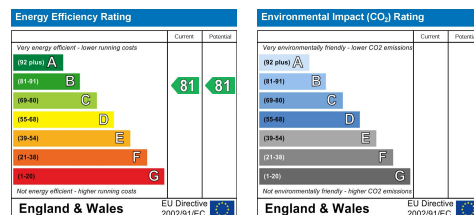


GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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34 Kendall Court Southdowns Park, Haywards Heath, RH16 4SX

Price Guide £250,000 Leasehold

34 Kendall Court Southdowns Park, Haywards Heath, RH16 4SX

What we like...

- * Beautifully presented.
- * Spacious, light & airy accommodation with great room sizes.
- * Superb communal gardens.
- * Completely refurbished in recent years including a new boiler, kitchen and bathroom.
- * Allocated Parking

GUIDE PRICE: £250,000 - £260,000

The Apartment. . .

This second-floor apartment forms part of the popular ‘Southdowns Park’ development, a Grade II listed Victorian hospital and boasts spectacular communal gardens. Kendall Court was built during the renovation and is therefore only 25 years old.

This stylish apartment has been updated in recent years and lovingly looked after. The open-plan living room is perfect for entertaining and leads into the modern kitchen that includes fully integrated appliances with oven, gas hob, newly fitted fridge & freezer, dishwasher (full-sized) and washer/dryer.

The bedrooms are spacious doubles and enjoy a pleasant leafy outlook, with one featuring a unique (and large) walk-in wardrobe. Both are served by the neutral bathroom which, much like the rest of the apartment, has been upgraded in recent years. The walk-in wardrobe has previously been an en-suite shower room providing potential to create a second bathroom if required.

Further attributes include gas central heating with modern combi boiler, fitted 7 years ago and regularly serviced, allocated parking and use of the beautiful communal gardens and gym.

Step Outside. . .

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.

The Location. . .

Southdowns Park is an imposing Victorian residential building, 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 large, well-equipped gymnasium and membership is available to use the social club, bowling green 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.

The Finer Details. . .

Tenure: Leasehold

Lease: 125 Years from 1997

Maintenance: £210 pcm (approx.): includes sinking fund contribution, both water rates, external building maintenance, buildings insurance, 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

EPC: B

Managing Agents: Pembroke PM T: 0333 344 2100

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

