



Approx. Gross Internal Floor Area 1366 sq. ft / 126.93 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
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3 Assisi Court Southdowns Park, Haywards Heath, RH16 4SU

Offers Over £400,000 Leasehold

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5 Things We Love About This Home....

The setting – Southdowns Park is one of Haywards Heath's most distinctive residential developments, with beautiful historic architecture, acres of landscaped grounds and an exceptional sense of community.

The entertaining space – The impressive 22ft kitchen/dining room is the true heart of the home, offering plenty of space for family life, dinner parties and everyday living.

The views – Large windows throughout the property enjoy attractive outlooks across the mature communal gardens, creating a peaceful and leafy backdrop in every season.

The lifestyle – Residents enjoy exclusive use of the on-site gymnasium, communal barbecue area, concierge services and impeccably maintained parkland grounds.

The convenience – A tranquil setting just over a mile from Haywards Heath town centre, with two allocated parking spaces and excellent transport links to London, Gatwick and Brighton.

Occupying a prime position within the award-winning Southdowns Park development, this beautifully presented three-bedroom mews-style residence offers spacious and versatile accommodation extending to approximately 1,366 sq ft, together with two allocated parking spaces and delightful views across the beautifully maintained communal grounds. Forming part of one of Mid Sussex's most distinctive historic conversions, the property seamlessly combines character, space and modern convenience, creating a unique home within an outstanding parkland setting.

The Home...

Flooded with natural light and presented in excellent order throughout, the accommodation has been thoughtfully arranged to suit modern living whilst retaining a wonderful sense of character.

The heart of the home is undoubtedly the impressive 22ft kitchen/dining room, a superb space for everyday family life and entertaining alike. The kitchen is fitted with an extensive range of cabinetry, integrated appliances and generous worktop space, whilst the dining area comfortably accommodates a large table and enjoys an attractive outlook towards the communal grounds. A separate utility room provides excellent practicality and additional storage, complemented by a cloakroom/WC. The stunning reception room extends to almost 22ft in length and is bathed in natural light from a series of tall windows. Offering excellent proportions and lovely views across the landscaped grounds, it provides an elegant yet comfortable setting for both relaxing and entertaining.

On the first floor, the principal bedroom enjoys views over the mature communal gardens and benefits from a dedicated dressing area together with an en-suite shower room. Two further bedrooms are served by the family bathroom, creating a flexible layout ideally suited to families, professional couples, downsizers or those requiring guest accommodation and home-working space.

Southdowns Park – Heritage, Lifestyle & Community

Southdowns Park is one of the most sought-after residential developments in Mid Sussex. Originally constructed in 1859 as the Sussex County Lunatic Asylum and later known as St Francis Hospital, the magnificent Victorian Gothic buildings were transformed in the late 1990s into an award-winning collection of apartments, houses and mews-style residences. Today, Southdowns Park offers a truly unique lifestyle, combining beautiful historic architecture with the convenience of modern living. Residents enjoy access to acres of beautifully maintained communal grounds featuring sweeping lawns, mature specimen trees, ornamental planting and peaceful seating areas, all creating a wonderful sense of space and tranquillity.

The development benefits from a strong community atmosphere and offers residents exclusive use of an on-site gymnasium, communal barbecue area, CCTV security, visitor parking and immaculately maintained grounds. Few developments in the area offer such a distinctive blend of history, character and lifestyle.

The Location...

Southdowns Park enjoys a peaceful setting off Colwell Road on the western side of Haywards Heath, whilst remaining conveniently positioned for the town's extensive amenities. Haywards Heath town centre is approximately one mile away and offers a comprehensive range of shops, cafés, restaurants, supermarkets and leisure facilities.

Haywards Heath mainline railway station is approximately 1.8 miles distant and provides fast and frequent services to London Victoria and London Bridge in around 45–50 minutes, together with direct links to Gatwick Airport, Brighton and the South Coast. The nearby A272, A23 and M23/M25 road network provide excellent connectivity to surrounding towns, the South Downs, the Sussex coastline and London.

Property Information

Tenure: Leasehold



Lease: 125 years from 7th March 1997
Approximate Unexpired Term: 96 years remaining (subject to verification by solicitors)

Ground Rent: £150 per annum

Service Charge & Reserve Fund Contribution: Approximately £3,975 per annum (subject to annual review)

The service charge includes maintenance and upkeep of the communal grounds, external building maintenance, water rates, communal lighting, CCTV, concierge services, residents' gymnasium and contributions towards reserve funds.

Parking: Allocated parking spaces (Nos. 244) together with extensive visitor parking throughout the development.

Council Tax Band: F

EPC Rating: To be confirmed

Broadband: Ultrafast broadband is available in the area. Prospective purchasers should make their own enquiries regarding availability and connection speeds.

Mobile Coverage: Available from all major network providers, subject to individual provider and handset.

Services: Mains gas, electricity, water and drainage.

Managing Agents: Jonathan Rolls Property & Estate Management, 74 Preston Drive, Brighton, East Sussex BN1 6LB. Tel: 01273 684997. The Southdowns Park estate is managed on behalf of the residents through Southdowns Park Management Company Ltd.

Residents' Facilities: Exclusive access to the residents' gymnasium, communal barbecue area, CCTV security, concierge services and the beautifully maintained historic parkland grounds.

Local Authority: Mid Sussex District Council

Council Tax Band: F

