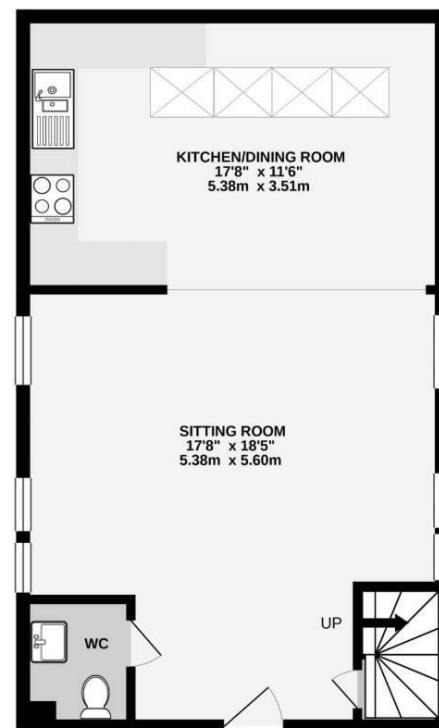


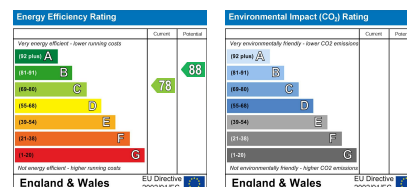
GROUND FLOOR



1ST FLOOR



Approximate Gross internal area
979 sq ft / 91 sq. m



Butchers Cottage Southdowns Park, Haywards Heath, RH16 4NH

Offers Over £325,000 Leasehold

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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.

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Butchers Cottage Southdowns Park, Haywards Heath, RH16 4NH

What we like...

- * Exceptional and highly individual detached mews home in award winning development.
- * Wow-factor open plan living space that is perfect for entertaining.
- * Two good size double bedrooms with vaulted ceilings.
- * Built in 2007 with high insulation levels and double glazed windows.
- * Beautifully kept communal gardens & grounds with on site gym and concierge.

Guide Price £325,000 - £350,000

Welcome to Butcher's Cottage

If you’re looking for a truly unique and low maintenance home in Haywards Heath, Butcher’s Cottage could be the one for you. This detached mews house stands out for its sense of space, light and privacy, combined with a layout that works effortlessly for modern living.

From the moment you arrive, the impressive front door sets the tone, opening into a home that delivers an immediate “wow” factor with the sheer space on offer.

Extending to 979 sq ft, the home offers well-balanced accommodation that feels both generous and practical. Built in 2007 as part of small development with the award winning Southdowns Park, it also benefits from modern construction including double glazing and improved insulation, setting it apart from many of the converted homes within the original Grade II listed part of the complex.

The ground floor is arranged as one continuous living space, centred around an impressive 31ft sitting room. This is a room of real scale, with multiple windows drawing in natural light throughout the day, creating a bright yet comfortable environment. The proportions allow for clearly defined seating areas as well as space for working from home, all while maintaining an open feel.

To the rear, the layout flows naturally into the kitchen/dining room. This part of the home has a slightly different character, with vaulted ceilings and skylights bringing in additional light from above and adding a sense of volume. The kitchen is well arranged with a good range of storage and work surfaces, and there is ample space for a dining table, making it a sociable area that connects seamlessly with the main living space.

A characterful turned staircase rises to the first floor. Both bedrooms are well-balanced doubles with generous built-in storage. The vaulted ceilings continue here, giving each room a sense of height and character, particularly in the main bedroom which also enjoys a south-westerly aspect. The bathroom is fitted with both a bath and separate shower, serving both bedrooms.

Outside, the home benefits from an allocated parking space which adjacent to the house and, being detached, enjoys a more open aspect than many neighbouring homes. There are beautifully kept communal gardens and ample visitor parking spaces too.

This home would suit a professional couple who enjoy entertaining, a downsizer looking for something manageable without compromising on space, or someone seeking a secure UK base.



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 which the residents have full access to enjoy. This park-like space is wonderfully maintained, with far-reaching views towards the South Downs and several different seating areas and lawns. A beautiful spot 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 independent Hart Country Stores, Gravlax Coffee Roasters, MINCKA Coffee bar and Lockhart Tavern Gastropub.

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 Specifics

Tenure: Leasehold

Title Number: WSX337721

Lease: 96 years remaining

Service Charge: £2,400, includes sinking fund contribution, both water rates, external building maintenance, lighting to communal areas, upkeep of beautiful communal grounds, concierge services, CCTV security & use of gymnasium.

Ground Rent: £150 p.a.

Managing Agents: Pembroke PM

Council Tax Band: E

We believe the above information to be correct but recommend intending purchasers check details personally before exchange.

