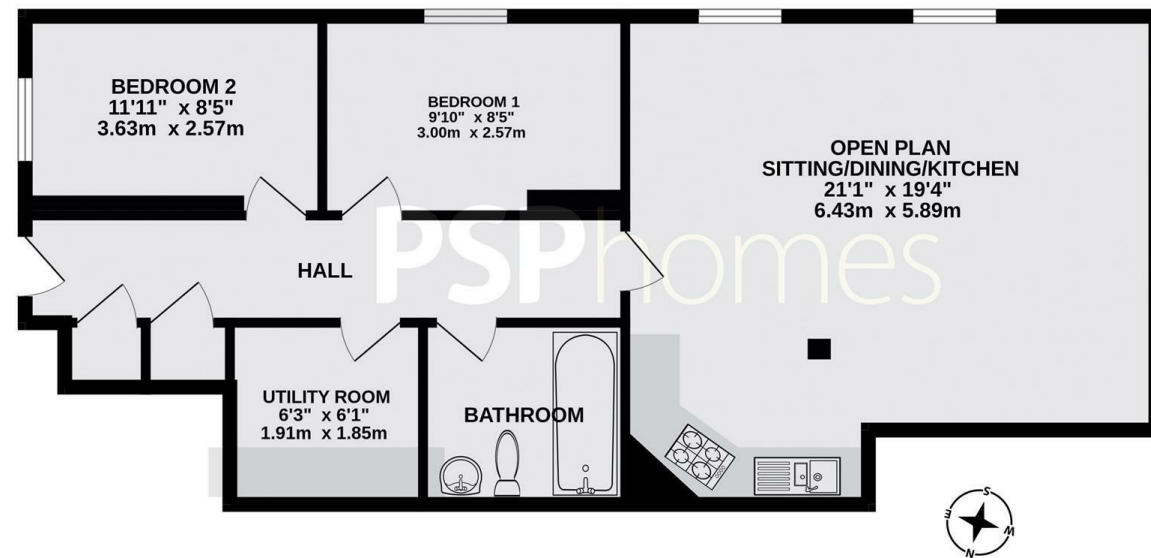
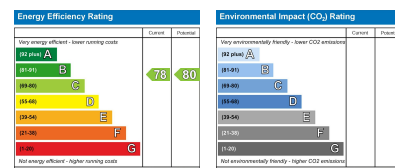


GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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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.



14 Kendall Court, Southdowns Park, Haywards Heath, W. Sussex, RH16 4SX

Guide Price £250,000 Leasehold

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14 Kendall Court, Southdowns Park, Haywards Heath, W. Sussex, RH16 4SX

Guide Price: £250,000 - £260,000

What we like...

- * Ground floor apartment with its own private entrance.
- * High ceilings and large, arched sash windows giving light, spacious feel.
- * Open plan sitting/dining/kitchen - great for entertaining.
- * Utility room - a rarity with apartments.
- * Part of the fabulous, Grade II listed Southdowns Park development

Guide Price £250,000 - £260,000

The Apartment...

This fabulous two double bedroom ground floor apartment forms part of Kendal Court, within the award winning, Grade II listed Southdowns Park – a converted Victorian hospital set within glorious gardens & grounds in Haywards Heath.

The apartment enjoys its own private entrance and you are welcomed by a long central hallway with high ceilings.

The open plan living room/kitchen is the hub of the home and a delightful space, bathed in natural light via two large south facing arched sash windows which are a feature in themselves. There is plenty of space for designated sitting and dining areas, making it perfect for entertaining.

The kitchen has electric oven, hob (new 2024), dishwasher and space for fridge/freezer whilst the washing machine is hidden away in the separate utility room – a rare feature in an apartment.

Both bedrooms are doubles and served by the bathroom, which is fitted with a classic white suite and heated towel rail to keep you towels warm & fluffy.

There are two handy storage cupboards off the hall and the apartment has gas fired central heating with annually serviced boiler.

The apartment comes with an allocated parking space (permit system in place) and there are numerous visitor spaces for guests.

Offered for sale with no onward chain, this is the perfect first time purchase, downsize or secure “lock up & leave”.



Out & About...

Southdowns Park is an imposing Victorian residential building, formerly the St. Francis Hospital and ideally situated for anyone needing the Princess Royal 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, large Marks & Spencer's and an array of bars & restaurants including Cote Brasserie, Pizza Express, Prezzo and Zizzi as well as independent Hart Country Stores, WOLFOX Coffee Roasters, MINCKA Coffee bar and Lockhart Tavern Gastropub. There are local bus stops, offering frequent services to Town Centre, Brighton, Lewes, Cuckfield, Lindfield, Uckfield, Burgess Hill, and Crawley, with onward connections to East Grinstead and Tunbridge Wells

The Finer Details...

Tenure: Leasehold

Title Number: WSX277686

Lease: 125 years from 10th March 1997

Service Charge: £2,732.10 for 2024 - includes water rates, building insurance, sinking fund contribution, quarterly window cleaning, 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 T: 0333 344 2100

Council Tax Band: D

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

