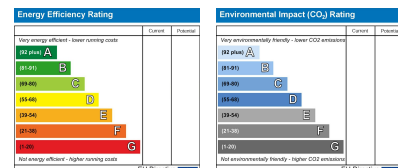


**Approx. Gross Internal Floor Area 542 sq. ft / 50.36 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



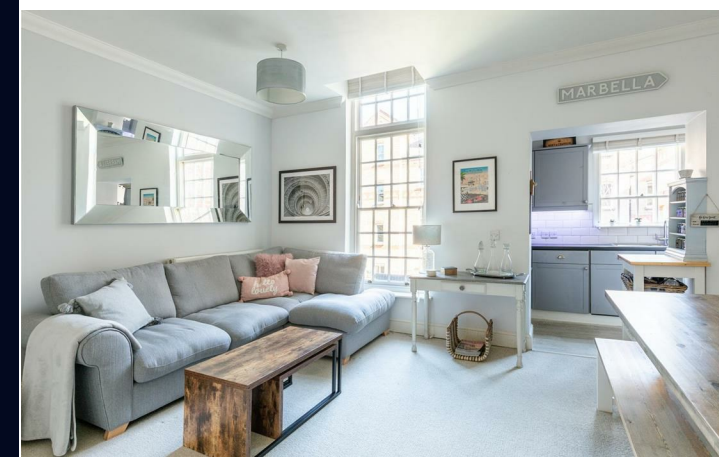
Let's Get Social

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VIEWING BY APPOINTMENT WITH PSP HOMES  
 3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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.



**16 Blenheim Mews Southdowns Park, Haywards Heath, RH16 4SN**

**Price Guide £240,000 Leasehold**

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16 Blenheim Mews Southdowns Park, Haywards Heath, RH16 4SN

What we like...

- \* High ceilings and large 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

**The Apartment. . .**

This 1st floor apartment forms part of the Award Winning & Grade II listed Southdowns Park development and is presented in immaculate order with contemporary décor and plenty of natural light.

The high ceilings are a particular feature, giving the apartment a light and spacious feel.

The main living space is dual aspect and open plan to the fitted kitchen, which has an integrated oven, hob, extractor fan, washer/dryer & fridge/freezer. The bright bedroom is a spacious double and enjoys pleasant views over an attractive courtyard with water fountain. It is served by a modern bathroom with white suite & overhead shower.

There is also a separate cloakroom and a utility room, a unique feature.

Further benefits include gas central heating, immaculate presentation, secure entry phone system and an allocated parking space.

**The Location. . .**

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 centre is a short walk and offers a wide range of shopping & café facilities including The Orchards Shopping Centre, Marks & Spencer's and great independent outlets including Flinders Coffee, Black Duck, Hart Country Stores Farm Shop & Deli, Francisco Lounge Café Bar. For further restaurants & bars, The Broadway is a mere half-mile away and offers Cote Brasserie, Zizzi, Prezzo and Pascals Brasserie and a range of other independent bars including WOLFOX Coffee Roasters (perfect for a brunch), Lockhart Tavern Gastropub (great for a Sunday Lunch) and Orange Square.

**Further Information. . .**

Tenure: Leasehold

Lease: 125 years from 1997

Service Charge: Approx. £175 pcm - 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: C

