



Southdowns Park, Haywards Heath, RH16 4SX

1 **2** **1**

A spacious and light two bedroom apartment in the prestigious Southdowns Park development, benefitting from an onsite private gymnasium, well tended communal grounds and gardens, and an allocated parking space. Accessed via a pretty communal courtyard with fishponds, the flat is located on the first floor and has beautiful views of the South Downs (on a clear day). There is an open plan reception room and kitchen with noticeably high ceilings, and the kitchen has a good range of storage cupboards and work surface space along with integrated appliances including fridge freezer, dishwasher and gas hob and electric fan oven. The long, high ceiling hallway leads to the main and 2nd bedroom, both looking towards the South Downs, and there is a bathroom with WC and new flooring, and a 2nd separate WC. The flat also benefits a utility room with plumbing and space for a washing machine, and with wall storage cupboards and extra space above.

Southdowns Park has well manicured grounds and beautiful gardens with plenty of seating areas, and a designated bbq area (which requires booking). Further facilities include a concierge, CCTV security, and a service charge which includes water supply, access to the residents gym and use of the swimming pool on a pay per visit basis. Residents can join the onsite St Francis Social Club which boasts a bar, restaurant, and sports ground including bowling green and tennis courts for a separate yearly membership fee.

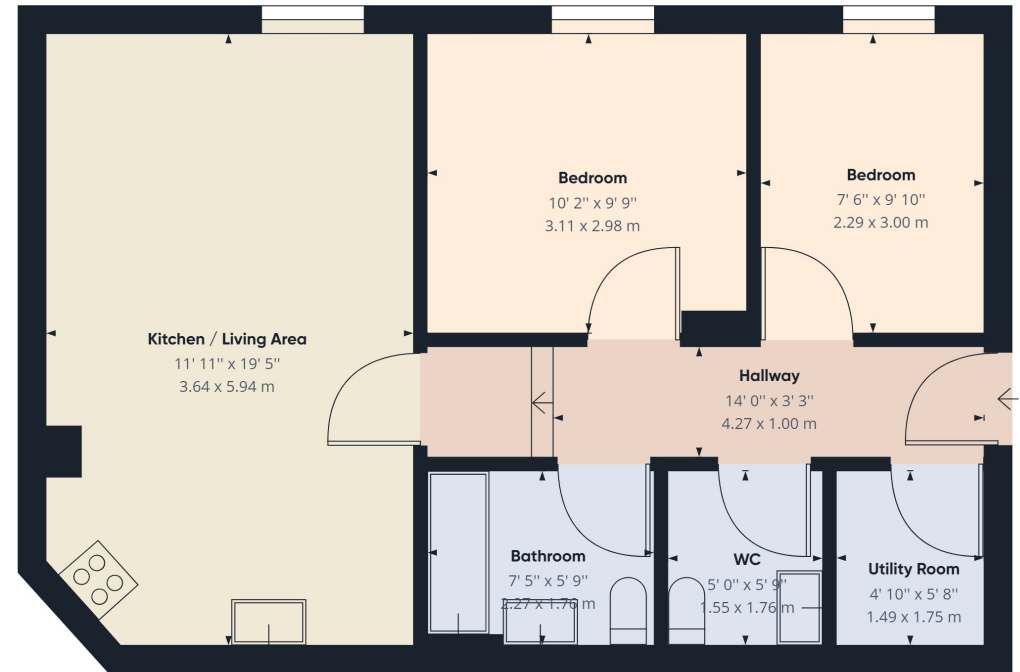


Total Approximate Floor Area

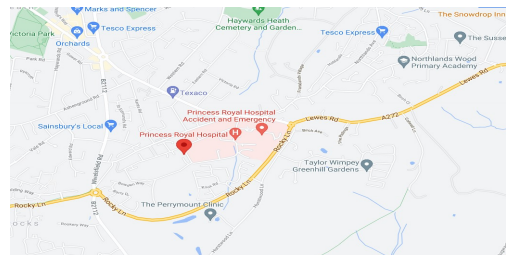
574.68 sq ft / 53.39 sq m

Viewing arrangements by
appointment through:

Brock Taylor
01444 474447
hhsales@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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Buses
3 minute walk

Shops
Sainsbury's
0.8 miles

Trains
Horsham -
Littlehaven -

Sport & Leisure
Pavilions in the Park
miles

Rental Income
£tbc

Schools
St Wilfrid's Primary
Oathall Community College

Broadband
Up to 67 Mbps

Roads
M23
10.3 miles

Council Tax
Band C