



2 Assisi Court Southdowns Park, Haywards Heath

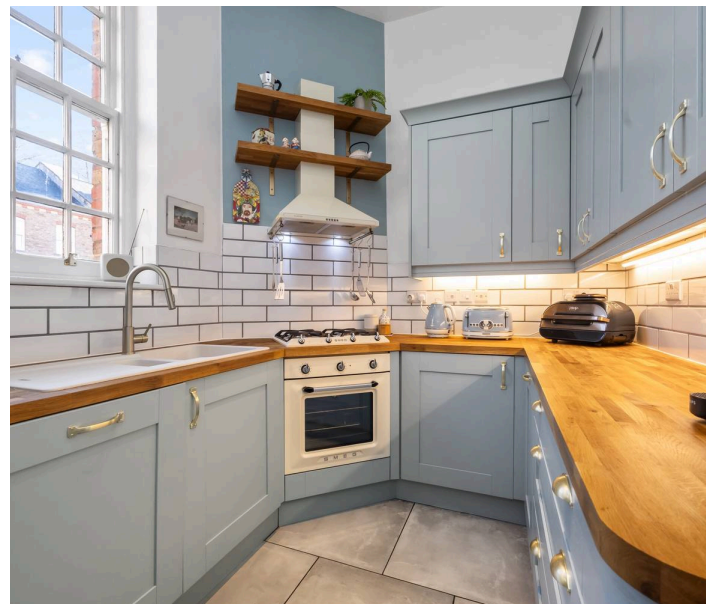
Guide Price £325,000

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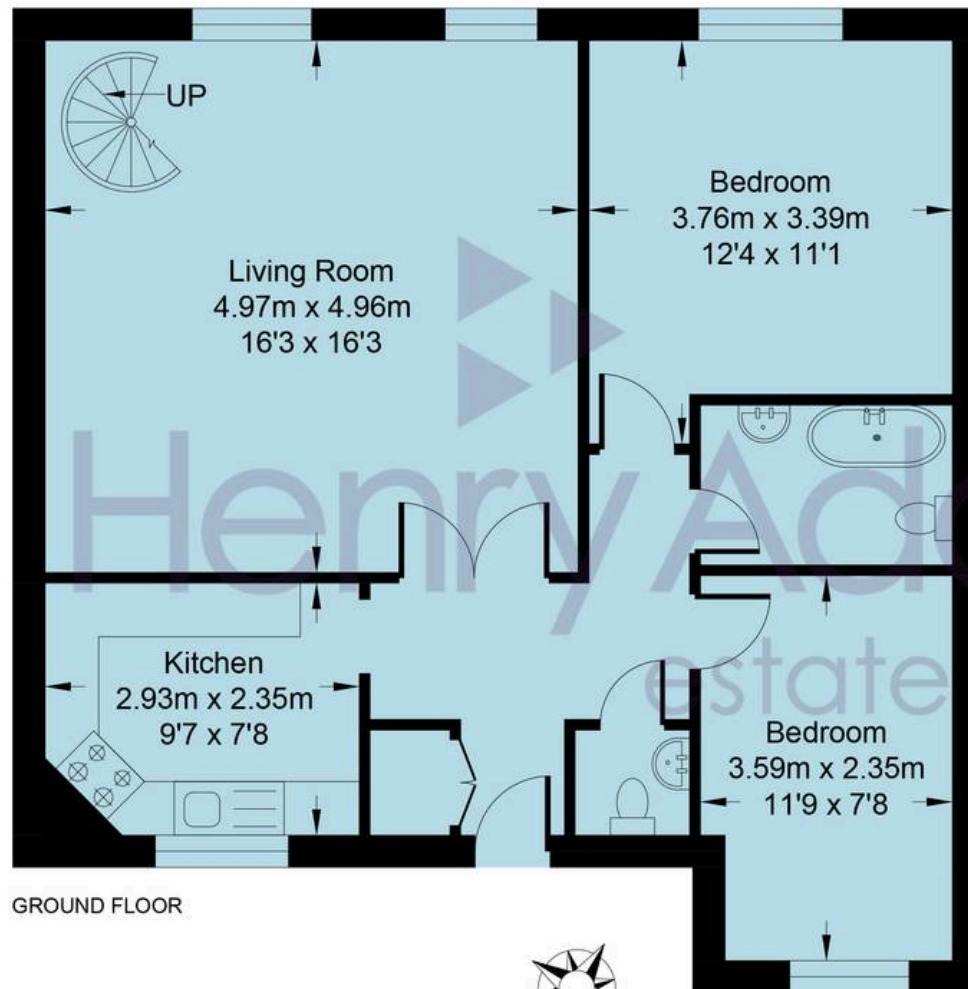
A striking example of contemporary living, this 2 Bedroom Mews House offers a unique fusion of historical charm and modern design. Nestled within the Grade II Listed building of Southdowns Park, this property offers a private entrance leading into a beautifully curated living space. The stunning mezzanine area in the living room enhances the feeling of spaciousness as this area can be used as a home office or additional guest bedroom space. While high ceilings and sash windows flood the rooms with natural light, the original beam features add to the period elegance of the home.

A newly fitted, duck egg blue, shaker style kitchen, with solid oak worktop, provides a delightful focal point, complemented by new solid oak flooring that runs seamlessly throughout. Two generous double bedrooms offer comfortable retreats, ensuring a restful night's sleep. Residents can also enjoy the convenience of an on-site gym, adding a touch of luxury to every-day life. As an added bonus, the property comes with an allocated parking space, along with visitor parking for guests. The main bathroom honours the rest of the decor in the property and is complimented by the additional cloakroom for added convenience.

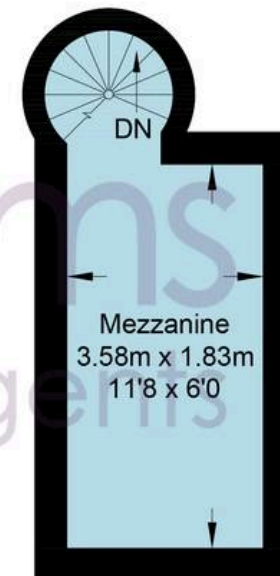
This mews house strikes the perfect balance between modern comfort and historic charm, offering a truly distinctive living experience in a coveted location. Experience the best of both worlds in this exceptional property, where every detail has been thoughtfully designed to create a welcoming stylish retreat for its residents.







GROUND FLOOR



MEZZANINE LEVEL



Assisi Court

Approximate Area = 782.64 sq ft / 72.71 sq m

Total = 782.64 sq ft / 72.71 sq m

For identification only - not to scale



Outside, residents of this mews house will appreciate the tranquil surroundings in the well-kept communal grounds offer a peaceful escape from the hustle and bustle of daily life, providing a picturesque setting for leisurely strolls or quiet moments of relaxation. Whether unwinding on a warm summer evening or enjoying a morning coffee in the crisp air, the outdoor space invites residents to savour the beauty of the natural surroundings. There is also a privately run swimming pool on site which offers access to residents (subject to a small charge). The communal gardens also offer an area for socialising and BBQs within the designated area. Southdown Park offers stunning views of the South Downs and beyond, whilst the building itself was originally built in the 1800's and holds a grand status having been re-developed in the late 1990's.

Service charge is circa £2500 per annum, which covers water rates, home insurance, gym access, window cleaning, bike storage, parking spaces, garden and common areas charges. The Ground Rent is £150.00 per annum.

Council Tax band: D / Tenure: Leasehold

EPC Energy Efficiency Rating: C

Situated just a short walk to the Princess Royal Hospital, this property offers practical proximity to essential services and amenities, making it an ideal choice for healthcare professionals or individuals seeking convenient access to medical facilities. The prime location of this home also offers easy access to local shops, restaurants, and recreational facilities, providing a well-rounded and fulfilling lifestyle for residents. Brighton by car is approx. 30 minutes drive away (14 miles). London by train from Haywards Heath Train Station is approx. 57 minutes to London Victoria.





Henry Adams – Haywards Heath

Henry Adams HRR Ltd, 1 Park Parade,, Haywards Heath – RH16 4LX

01444 458380

haywardsheath@henryadams.co.uk

www.henryadams.co.uk/

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.