



16 Park West, Southdowns Park, Haywards Heath, RH16 4SR

Guide Price £210,000-£220,000 ... LEASEHOLD

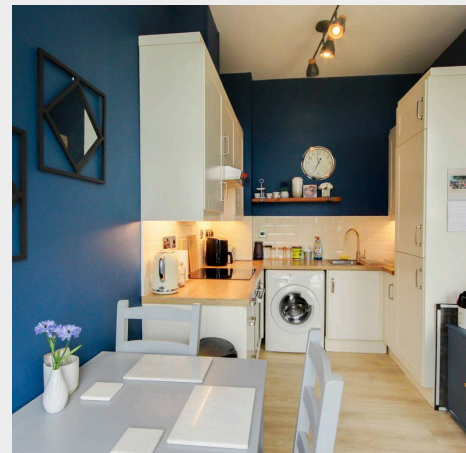
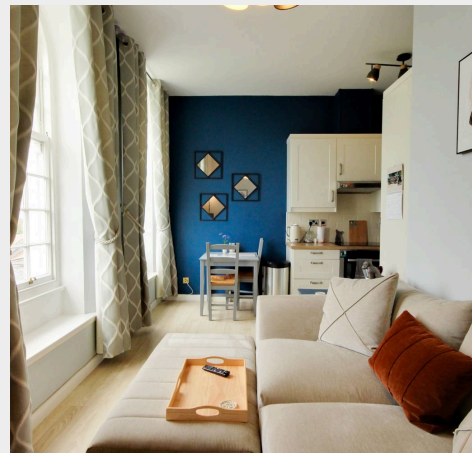


**MANSELL
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An immaculate south facing 2nd floor 2 bedroom character apartment with an allocated parking space enjoying wonderful views of the South Downs and the use of a residents' gymnasium and stunning communal gardens with BBQ.

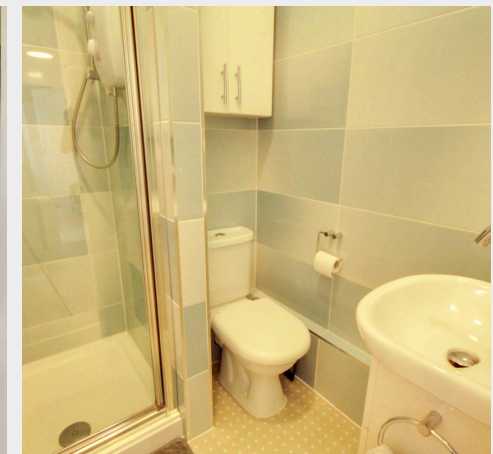
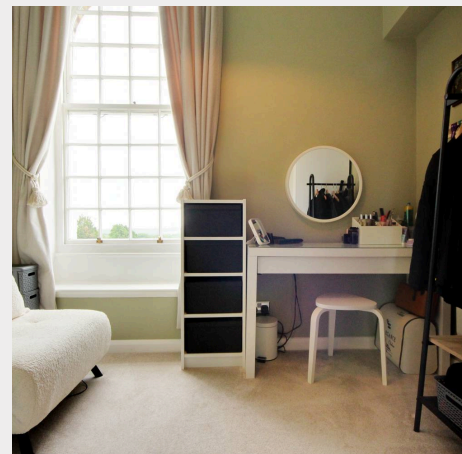
- Stunning views to the South Downs
- Located on the 2nd floor of this former Grade II Listed Victorian hospital
- High ceilings and tall arched windows with views
- Mostly re-carpeted and re-floored in 2022
- Modern kitchen and bathroom
- Service charge includes both waste & domestic water rates & sinking fund contribution
- Ideal first purchase or buy to let investment
- Should rent out for at least £1,000 pcm
- Allocated parking space (No. 163)
- Internal viewing highly recommended
- EPC: C Council Tax Band: C
- **Tenure:** leasehold 125 years from 1997
- **Ground rent:** £150 per year – we are not aware of the ground rent increasing during the length of the lease.
- **Service charge:** £1384 every 6 months (1/1/25 – 1/6/25) which includes both waste and domestic water rates, membership of the gymnasium, upkeep and maintenance of the beautiful gardens and common parts of the building, contributions towards the sinking fund and the services of the estate manager
- **Managing agents:** Pembroke T: 0333 3442 100 E: support@pembrokepm.co.uk



Southdowns Park is situated off Colwell Road on the southern side of town within easy reach of the A272 relief road and close to the Princess Royal Hospital. There is a Co-Op and Sainsbury's local supermarket within a 10 minute walk providing most daily needs.

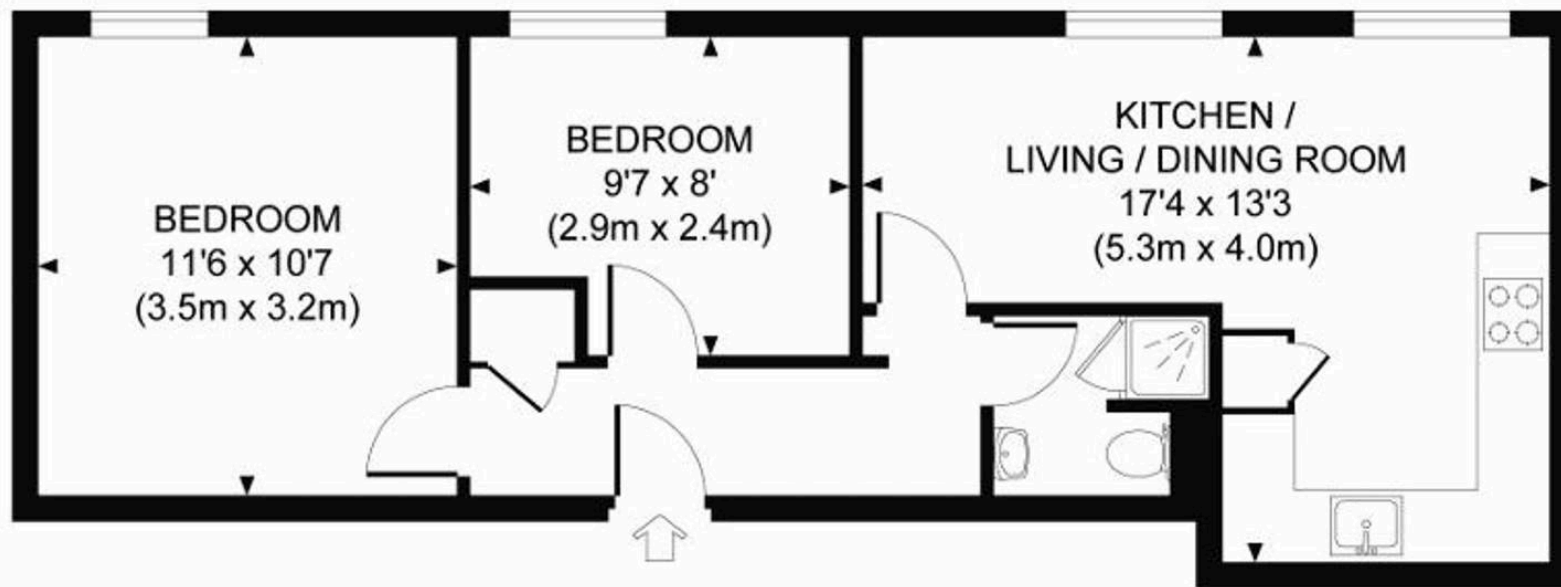
A bus service runs along Colwell Road linking with the town centre's extensive range of shops and mainline railway station which offers a fast and regular service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south east (Brighton 20 mins). The town also has a broad range of sports and leisure facilities including a leisure centre and several restaurants, cafes and bars in The Broadway. There is a nursery school in the adjacent old Chapel and the town has several schools and a 6th form college.

By road, access to the major surrounding areas can be gained via the A272, the B2112 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.





Approximate Gross Internal Area
449 sq ft / 41.7 sq m



Mansell McTaggart Haywards Heath

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