



6 Assisi Heights
Southdowns Park, Haywards Heath, RH16 4TQ

■ ■ ■ Mark Reville & Co

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Guide Price £250,000 Leasehold

Set within the highly sought after Southdowns Park, this stunning two bedroom apartment offers a wonderful combination of period character and modern comfort. Distinguished by its impressive high ceilings, arched windows with shutters, and a feature Juliet balcony enjoying southerly views towards the South Downs, the property exudes charm and elegance throughout. The accommodation comprises a welcoming entrance hallway with double doors opening into the superb south facing open plan living, dining, and kitchen area. This principal space is flooded with natural light and features a magnificent vaulted ceiling, creating an inviting setting for both relaxation and entertaining. There are two well proportioned bedrooms and a modern separate shower room. The property further benefits from a secure telephone entry system, allocated and visitor parking, and use of the extensive landscaped communal grounds and fully equipped residents' gymnasium. Offered to the market with no ongoing chain, this exceptional property presents a rare opportunity and viewing is highly recommended.

Southdown's Park is located close to the Princess Royal Hospital, a petrol station, Sainsbury's and Tesco's convenience stores. The town centre is also close by offering a range of shops and restaurants, the Dolphin Leisure complex, well regarded schools and Haywards Heath mainline railway station offering fast and frequent services to central London (London Bridge/Victoria 42-45 mins). The A23 lies to the west of the town providing direct access to the motorway network, Gatwick Airport is approximately 14.2 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.

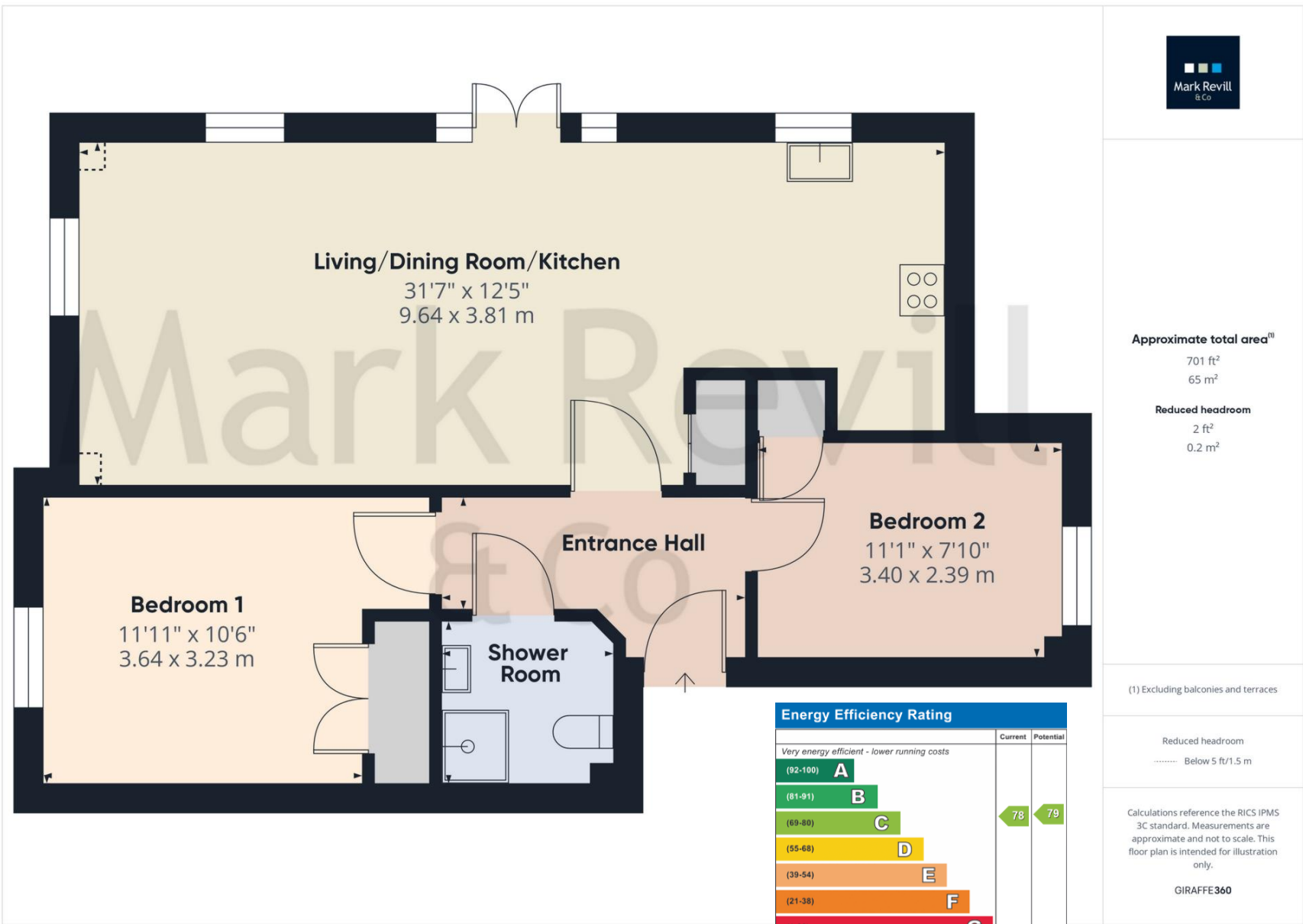
Ground Rent: £150 per annum

Annual Service Charges (2023/2024 tax year) = £ 2,125

Lease: 96 years remaining







PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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