

Approximate internal area = 430 sq ft / 39.9 sqm

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

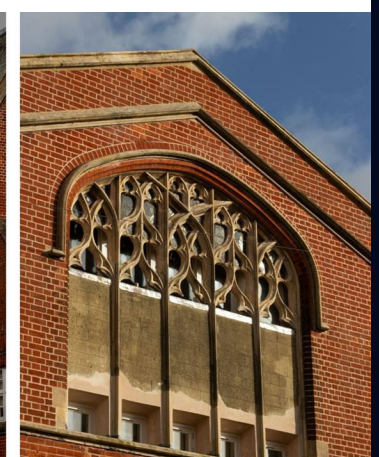
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



**50 The Priory, Syresham Gardens, Haywards Heath, West Sussex, RH16 3XB**

**Guide Price £200,000 Leasehold**

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## 50 The Priory, Syresham Gardens, Haywards Heath, West Sussex, RH16 3XB

Guide Price: £200,000 - £210,000

What we like...

- \* Completely individual apartment with the perfect mix of character & contemporary.
- \* Incredibly convenient central location within walk of Haywards Heath town centre and station.
- \* Stunning vaulted ceilings and eye-catching stained glass window.
- \* High spec kitchen and bathroom.
- \* Allocated parking space.

**Guide Price £200,000 - £210,000**

Offers invited within this guide price.

### The Apartment...

If you're a first time buyer looking for a totally individually and incredibly characterful apartment in a convenient, central location for all of the amenities Haywards Heath has to offer then look no further than this exceptional home in The Priory Chapel – an iconic Grade II listed former Nunnery that was converted into luxurious apartments in 2020-2022.

Number 50 enjoys a secure second floor position and offers many features that will impress including voluminous vaulted ceilings, stained glass windows and exposed beams that pay homage to the original gothic architecture of this impressive building.

The apartment is all about open plan living and the fabulous living space provides plenty of space for sitting, dining and kitchen zones. The kitchen itself is sleek & stylish with modern handleless units and stone worktops that add a touch of opulence. There is an integrated fridge with freezer section, oven, induction hob, washing machine and slimline dishwasher. The stunning vaulted ceiling is eye-catching and the dark wood beams are compliments by the wooden floor with similar tone. The curved window is the "statement feature" and looks out to the original stained glass with the beautiful colours glinting in the daylight.

Off the living space is the bedroom area and, although technically a studio apartment, the sleeping quarters are completely separate. Again, the exposed wooden beams add character and there is plenty of space for all necessary bedroom furniture.

Just over the hall is the contemporary bathroom with tasteful tiling, chrome fixtures, overhead power shower and heated towel rail.

The entrance hall provides a nice separation between the communal hall and your main living space, as well as providing handy space for shoes & coats. Décor wise, the apartment is neutrally decorated making it a blank canvas and there is Ultrafast broadband connection available, perfect for those who work from home. There is also video entry phone system.



This apartment would make the perfect first time purchase, buy-to-let investment (rental value in the region of £1000 PCM) or secure UK bolt-hole for someone who travels regularly.

Outside you have the benefit of an allocated parking space - number 13.

Apartments of this character and quality are rarely available so this is an opportunity not to be missed.

### The Location....

The Priory offers a superb central location with the town centre being within striking distance with The Orchards shopping centre being just a short stroll, whilst you'll find plenty of restaurants and bars along The Broadway - the town's buzzing social centre with a range of large chains & local independents including Cote Brasserie, Pizza Express, Pascals Brasserie, Lockhart Tavern Gastropub and WOLFOX coffee roasters - great for a brunch! For commuters, Haywards Heath's mainline station is within a mile of the apartment and provides fast, regular services to London Bridge and Victoria in under an hour, Brighton within 20 minutes and Gatwick Airport within 15 mins - pure commuting convenience. Quintessential villages surround the town and include Lindfield, Cuckfield, Ardingly and Wivelsfield Green. By car, surrounding areas and the M25 motorway network can be accessed via the A23(M) to the west, or A272 to the east.

### The Finer Details...

Title Number: WSX431663

Tenure: Leasehold

Lease: 125 years from and including 10 March 2022

Service Charge: £811.66 p.a.

Ground Rent: £180 p.a.

Managing Agent: Hunters, Burgess Hill

Council Tax Band: B

Rental Value: In the region of £1000 PCM.

We believe the above information to be correct but recommend intending buyers check personally before proceeding.

