



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

Guide Price £300,000 – £325,000 ... Leasehold

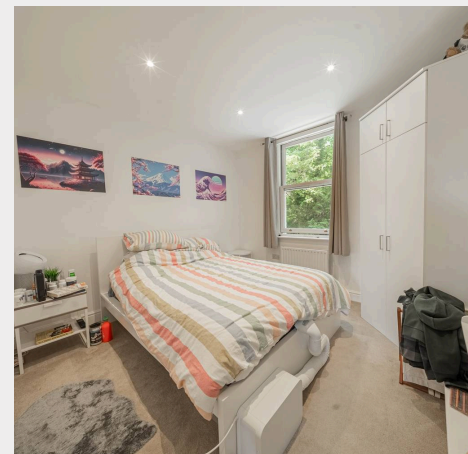
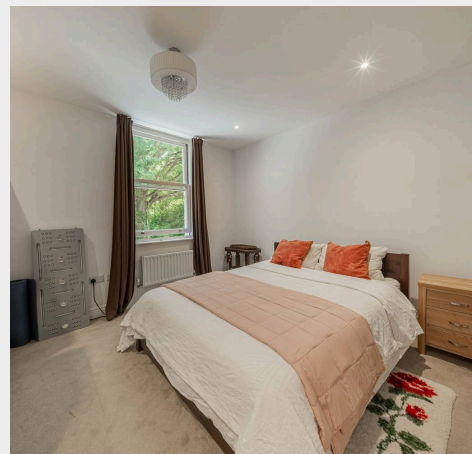


**MANSELL  
McTAGGART**  
Trusted since 1947



A spectacular two storey 2/3 bedroom apartment offering rather impressive and highly versatile accommodation of 1227 ft.<sup>2</sup> situated in this relatively newly-built building within the grounds of a Grade 2 listed Victorian former hospital where the residents have access to some quite spectacular gardens with a designated barbecue area and a gymnasium.

- Enormous apartment of 1227 ft.<sup>2</sup>
- Immaculate and neutral decorations throughout
- Refitted bathroom and ensuite shower room
- Open plan kitchen/living area with appliances
- Upper floor living area/recreation space
- 2 generous double sized bedrooms
- Membership of the gym & all water rates included in the service charges
- Allocated parking space (No. 256)
- Charges: for the 6 month period ending 30th June 2026 for the estate charge, maintenance charge of the building and contributions to the sinking fund - £2106.74
- Managing agents: Jonathan Rolls, 74 Preston Drive, Brighton, East Sussex, BN1 6LB  
T: (01273) 684997
- EPC rating: B
- Council Tax Band: E



Assisi Heights is situated on the south/eastern side of Southdowns Park opposite the Bowling Green. Southdowns Park is situated off Colwell Road on the southern side of Haywards Heath within approximately 0.75 of a mile of the town centre with its range of shopping facilities and amenities including The Orchards and South Road. A bus service runs along Colwell Road which links with Haywards Heath mainline railway station, approximately 1.5 miles distant providing regular services to London (Victoria and London Bridge both approximately 47 minutes), Gatwick Airport and the south coast (Brighton approximately 20 minutes).

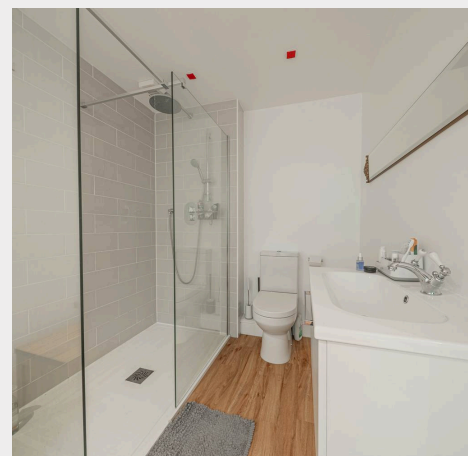
The town has excellent sports and leisure facilities including an array of restaurants and cafes in The Broadway.

By road, access to the major surrounding areas including Gatwick, London and Brighton can be gained via the B2112, the A272 and the A/M23, the latter lying about six miles to the west at either Bolney or Warninglid. The Haywards Heath relief road gives residents on this side of town far quicker access out to the A/M23.

### **Distances in approximate miles**

Schools: St Wilfrid's Primary (0.5), Northlands Wood Primary (0.8), St Joseph's RC Primary (0.8), Oathall Community College (1.2), Warden Park Secondary Academy (2)

Station: Haywards Heath mainline railway station (1.4 miles).

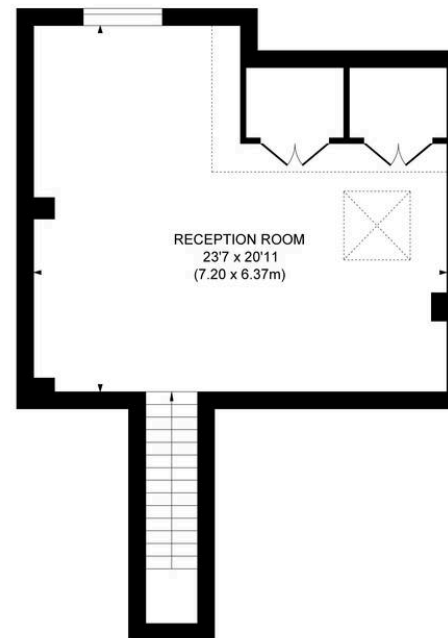


**Approximate Gross Internal Area**

1,227 sq. ft / 113.98 sq. m



LOWER GROUND FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

# Mansell McTaggart Haywards Heath

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