



Flat 21, The Priory
Syresham Gardens, Haywards Heath, RH16 3XB

 **Mark Reville & Co**

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Guide Price £235,000 Leasehold

This immaculate second floor apartment forms part of the prestigious Priory development, an impressive Grade II listed building originally constructed in 1896 and sympathetically converted into luxury apartments in 2020. The property offers well planned, bright and spacious accommodation throughout, comprising a generous sitting/dining room, a contemporary fully fitted kitchen with integrated appliances, and a well proportioned double bedroom with built-in wardrobes. A stylish bathroom fitted with a modern white suite completes the accommodation. Finished to an excellent standard throughout, the apartment is ideal for first time buyers, investors, or those looking to downsize. Further benefits include electric heating, double glazing, a secure entry system, an allocated parking space and a secure on site bike store. The property is centrally located, and the vendor is suited. Internal viewings are highly recommended.

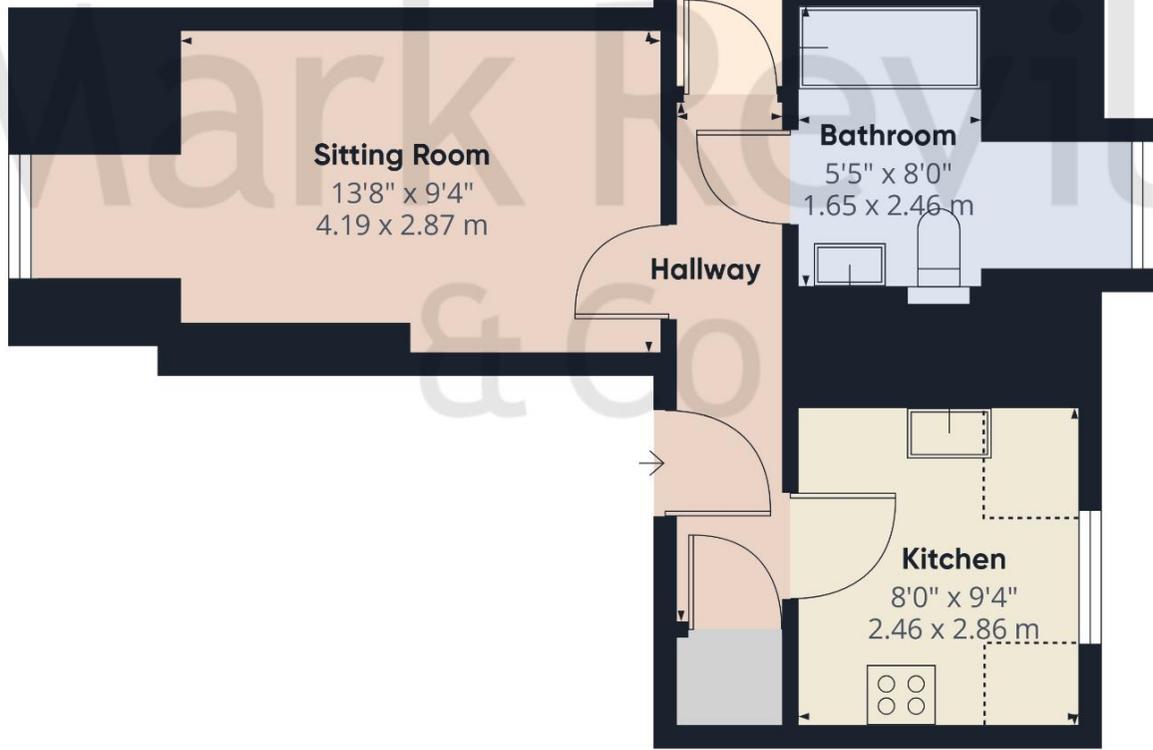
The apartment is ideally situated in a central and highly convenient location close to Haywards Heath town centre. A comprehensive range of shops, cafes, restaurants, and everyday amenities are all within easy reach, along with the mainline railway station providing fast and regular services to London, Brighton, and Gatwick Airport. The area also offers access to nearby green spaces and pleasant walking routes, with excellent road connections via the A23 and M23 linking to surrounding towns and cities.

Ground Rent: £200 per annum
Service Charge: £1,362 per annum
Lease: 117 years unexpired





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area

484 ft²
44.96 m²

Reduced headroom

14 ft²
1.3m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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