

# 4 Blenheim Mews, Southdowns Park, Haywards Heath, RH16 4SN

£300,000 ... Leasehold

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A fabulous character 2 double bedroom Mews house with impressive reversed accommodation to include first floor living space with high vaulted ceilings and exposed timbers within the highly regarded Southdowns Park development, where residents enjoy some wonderful communal facilities including a gymnasium, stunning gardens with lots of different seating areas, a designated barbecue area and the services of a friendly concierge.

- Vaulted 1st floor with exposed timbers
- Character features including arched windows
- Bathroom beautifully refitted in 2022/23
- Kitchen-full range of integrated appliances
- Allocated parking space (No. 94)
- Residents' gymnasium
- Beautiful gardens with BBQ area
- Close to hospital – easy walk to town
- 1.4 mile walk to railway station (bus stop nearby)
- EPC rating: N/A - Council Tax Band: D
- **Tenure: leasehold** – 125 years from 10.03.1997
- **Ground rent:** £150 per year – no increase during the entirety of the lease.
- **Service charge/estate charge and reserve fund contributions - Currently £280 per month. This includes** the services of the concierge, use of gymnasium, upkeep of the gardens, grounds and communal areas and both waste & domestic water rates
- **Managing agents:** Pembroke

Blenheim Mews is situated in the north eastern corner of the complex. Southdowns Park is situated off Colwell Road on the southern side of Haywards Heath within a mile of the town centre and within a short walk of a local Sainsburys store. The town has a range of shops and stores, restaurants, cafes and bars. Open countryside is close by and there are several large parks and a leisure centre in the town. A bus service runs along Colwell Road which links with Haywards Heath mainline railway station, approximately one and a half miles away which provides regular services to London (Victoria and London Bridge both approximately 47 minutes), Gatwick Airport and the south coast (Brighton approximately 20 minutes).

By road, access to the major surrounding areas including Gatwick, London and Brighton can be gained via the new A272 relief road and the A272 and the A/M23, the latter lying about 6/7 miles to the west at either Bolney or Warninglid.

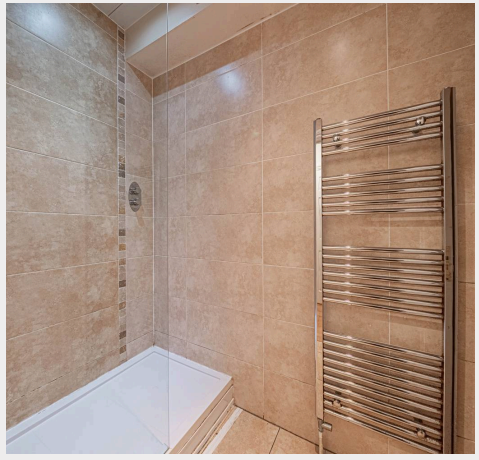
**Schools:** St Wilfrids Primary (0.5 miles), St Joseph's Primary (0.9 mile), Northlands Wood (0.9 mile), Warden Park Primary Academy (1.1 miles), Oathall Community College (2 miles), Warden Park Secondary Academy in Cuckfield (2.9 miles)

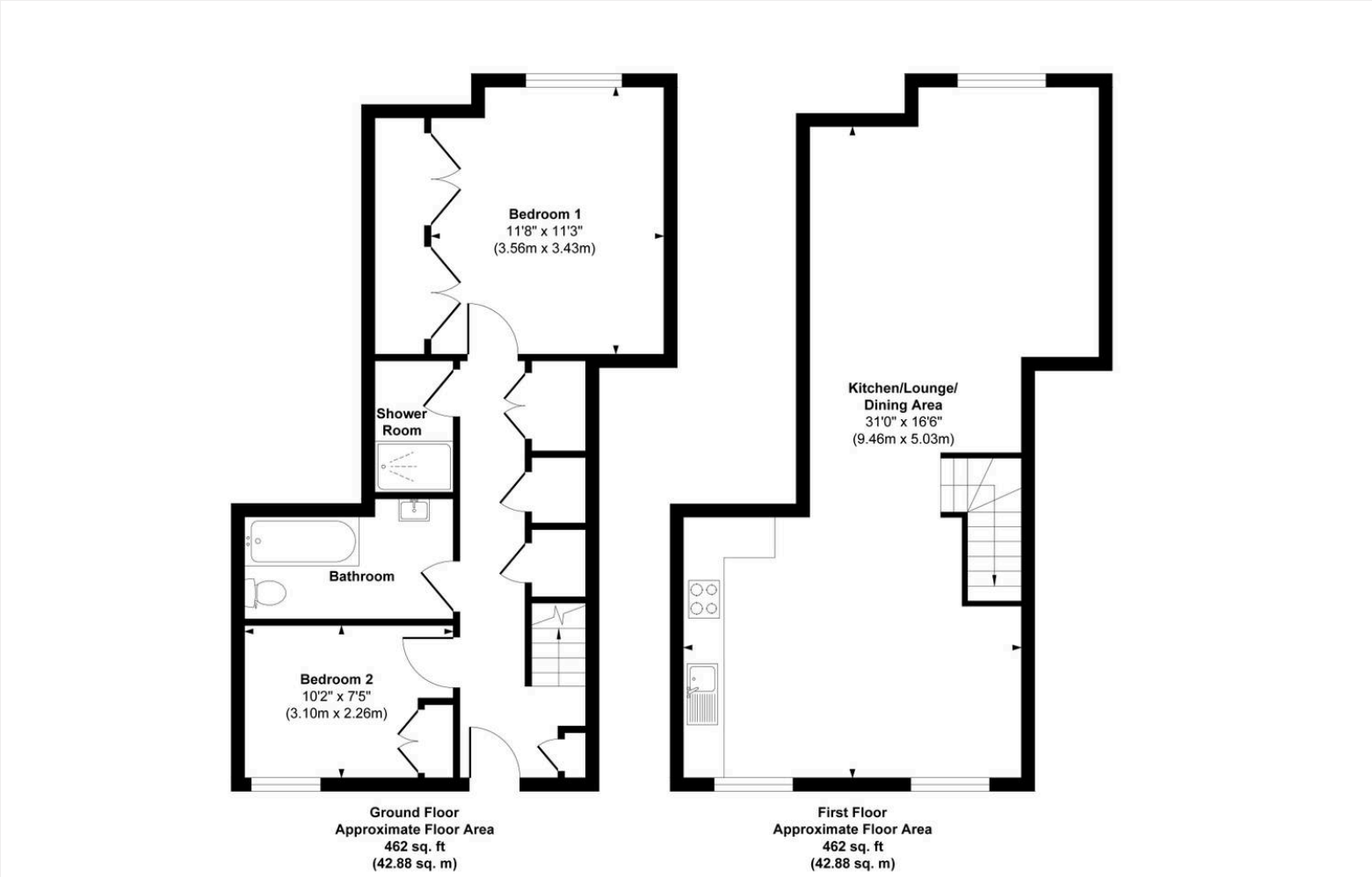
**Station:** Haywards Heath mainline railway station (1.9 miles) offering fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins ).













# Mansell McTaggart Haywards Heath

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