



TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 SQ.M.)
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Energy Efficiency Rating		Environmental Impact (CO ₂) 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

England & Wales EU Directive 2002/91/EC

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VIEWING BY APPOINTMENT WITH PSP HOMES
 3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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.




**BRITISH
 PROPERTY
 AWARDS**
 2022
 ★★★★★
GOLD WINNER
 PSP HOMES
 SOUTH ENGLAND
 (OVERALL)



14 Park West, Southdowns Park, Haywards Heath, W. Sussex, RH16 4SR

Offers Over £200,000 Leasehold

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14 Park West, Southdowns Park, Haywards Heath, W. Sussex, RH16 4SR

- Well-proportioned first floor apartment within the prestigious, award-winning Grade II listed Southdowns Park development, offered vacant and with no onward chain
- Striking Victorian architecture set within beautifully landscaped communal gardens with central water fountain, creating a secure and highly desirable residential setting
- Bright, high-ceilinged accommodation with elegant sash windows and far-reaching views towards the South Downs from most principal rooms
- Spacious reception room, two genuine double bedrooms (both with excellent outlook), fitted kitchen with induction hob and built-in oven, and well-appointed bathroom
- Residents benefit from allocated parking, on-site management/concierge-style services, private members' gym, communal green spaces, and access to tennis courts and swimming pool (for a nominal charge), all within easy reach of Haywards Heath town centre and mainline station

The Apartment...

A superb opportunity to acquire a well-proportioned first floor apartment within the prestigious, award-winning Grade II listed Southdowns Park development in Haywards Heath, offered to the market vacant and with no onward chain. This landmark Victorian building forms part of a highly sought-after community set within beautifully landscaped gardens, complete with a central water fountain and striking period architecture.

Southdowns Park offers a unique lifestyle within a secure and exceptionally well-maintained setting. Residents benefit from allocated parking, a resident site manager, concierge-style services, private members' gym, communal green spaces, and access to tennis courts and a swimming pool (for a nominal charge). The location is equally compelling — within easy reach of Haywards Heath town centre, the mainline station providing excellent links to London and Brighton, the hospital, and the surrounding Sussex countryside.

The apartment itself is well presented, while retaining the proportions and character you would expect, notably the generous ceiling heights and elegant sash windows that flood the rooms with natural light. Most principal rooms enjoy far-reaching views towards the South Downs, creating a wonderful sense of space and outlook.

Accessed via a secure entry system and well-kept communal hallway, the property opens into a welcoming entrance hall with useful storage. The kitchen is fitted with a range of white wall and base units, built-in oven and induction hob with extractor above, plumbing for washing machine and dishwasher, and a stainless steel sink positioned beneath a large sash window. The reception room is a bright, well-balanced space with high ceilings and large sash windows framing views towards the Downs, comfortably accommodating both sitting and dining areas. Bedroom one is a generous double with built-in wardrobes, while bedroom two is another genuine double enjoying views across the tennis courts and beyond. The bathroom is fitted with a white suite comprising panelled bath with shower over, wash hand basin and low level WC.

An elegant, well-positioned apartment combining character, convenience and lifestyle appeal, vacant and ready to move straight into.

Please note:

Some images have been virtually staged for marketing purposes. Furniture and décor are computer-generated and are for illustrative purposes only.



The Location...

Southdowns Park is an imposing Victorian residential building, formerly the St. Francis Hospital. The site was redeveloped in 1999 and is now a luxurious residence consisting of apartments, town and mews houses set within attractive and well kept communal gardens overlooking the South Downs.

Residents of Southdowns Park have exclusive use of the large, well equipped gymnasium and membership is available to use the social club, bowling green, two tennis courts and recently refurbished indoor swimming pool.

Haywards Heath town centre provides extensive shopping facilities and is just over a mile distant. The town boasts both Waitrose and Sainsbury's Superstores and an array of bars & restaurants including Cote Brasserie, Cafe Rouge, Pizza Express, Prezzo and Zizzi. The mainline station is two miles away offers fast & regular commuter services to London (Victoria/London Bridge in approx 47 minutes), Gatwick International Airport and Brighton. By car surrounding areas are easily accessed via both the A272 and A23(M) with the latter lying west of Haywards Heath at Warninglid/Bolney.

The Finer Details...

Tenure: Leasehold

Parking Space: TBC

Lease: 125 years from 1997

Service Charge: Approx £4,105.22 per annum includes both water rates, external building maintenance, lighting to communal areas, upkeep of beautiful communal grounds, concierge services, CCTV security & use of gymnasium. (Does not include sinking fund contribution)

Ground Rent: £150 per annum

Council Tax Band: B

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

