



23 Park West
Southdowns Park, Haywards Heath, RH16 4SP



Mark Revill & Co

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RH16 4SP

£265,000

This delightful mews style single storey cottage forms part of an impressive Grade II listed Victorian building set in well kept extensive grounds enjoying panoramic views to the South Downs. This charming home offers bright and well presented accommodation with generous ceiling heights, having the benefit of gas central heating and featuring a fine open plan living room with fitted kitchen complete with appliances, 2 bedrooms and a modern bathroom with white suite. There is an allocated car space plus ample visitors permit parking and the residents of Southdowns Park have the use of the extensive communal gardens arranged with well kept lawns, paved terraces and barbecue area, there is a private gymnasium and for a nominal membership fee residents may join the St Francis Social and Sports Club with its tennis courts, bowling green and indoor swimming pool.

Southdowns Park is located on the southern edge of Haywards Heath close to Princess Royal Hospital and just a short walk to a Sainsbury's Local. The town centre is within easy reach offering a wide range of shops, an



array of restaurants, a modern leisure complex, Sainsbury's and Waitrose superstores and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The bypass provides a direct route to the A23 which lies 6 miles to the west providing direct access to the motorway network, Gatwick Airport is just over 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walks.

MEW STYLE COTTAGE

Hall Tall built-in shelved storage cupboard. Cupboard housing Vaillant gas combination boiler. Hatch to **useful loft storage area**.

Open Plan Living Room with Kitchen 20'8" x 13'8" (6.30m x 4.17m) Well fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers, integrated **dishwasher** and space with plumbing for washing machine under. Built-in brushed steel **electric oven, 4 ring gas hob** and splashback, concealed extractor hood over. Good range of wall cupboards. Space for upright fridge/freezer. TV aerial point. 2 tall sash windows. 2 radiators. Wood effect laminate flooring to kitchen area.

Bedroom 1 11'6" plus 6'3" (1.91m) door recess x 10'10" (3.51m x 3.3m). Tall sash window. Radiator.

Bedroom 2 9'8" x 7'10" (2.95m x 2.39m) Tall sash window. Wooden flooring. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin with mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Wood effect vinyl flooring.

OUTSIDE

Allocated Car Parking Space No. 146 (car park G). Ample visitors permit parking.

Extensive Communal Grounds Predominantly arranged to the south side of the building, beautifully landscaped with lawns, paved terraces with water feature, barbecue and seating area taking full advantage of the views across the Weald to the South Downs.

Communal Leisure Facilities There is a gymnasium (located beneath Cavendish House) included within the service charge.

Note: For a nominal joining fee the residents may have the use of an indoor swimming pool and a bowling green.

OUTGOINGS

Ground Rent £150 per annum.

Service Charge £182.47 per month, which includes water rates, buildings insurance, maintenance to the grounds, communal way and window cleaning, external lighting etc.

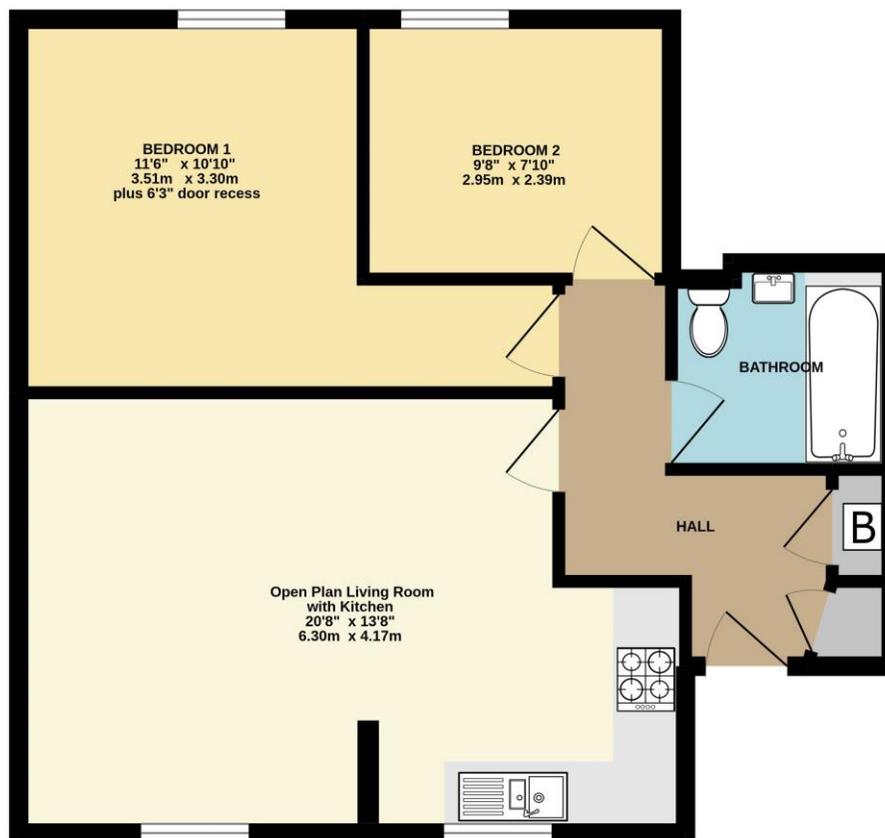
Lease 125 years from 1997.

Managing Agents Pembroke Property Management Foundation House, Coach & Horses Passage, Tunbridge Wells TN2 5NP. Telephone: 0333 344 2100



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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