



Flat 2, The Priory
Syresham Gardens, Haywards Heath. RH16 3XB

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£315,000

This elegant and stylish first floor apartment forms part of an impressive period building formerly The Priory located in an excellent central location. The bright and spacious accommodation features high ceilings, has the benefit of gas central heating and double glazing and incorporates 2 double bedrooms, a contemporary bathroom and en suite shower room to the main bedroom and a superb comprehensively fitted kitchen/diner complete with appliances. There is an allocated car parking space and the building has a door entry intercom system. The apartment is ideal for a first time buyer, those wishing to downsize or as a buy to let investment providing a potential income of £1200 per calendar month (providing a gross yield of about 4.1%).

Situated in this convenient central location just a short walk to the town centre with its wide range of shops and to The Broadway with its array of restaurants whilst Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town has a modern leisure complex, several parks, a Waitrose and Sainsbury's superstore. The A23 lies about 5 miles to



the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

FIRST FLOOR APARTMENT

Long Hall 24'3" x 5' (7.39m x 1.52m) Feature tall double glazed window at the far end. 5 wall lights. Door intercom. Automatic low level lighting. Engineered wooden flooring.

Living Room 14'2" x 14' (4.32m x 4.27m) A fine double aspect room with 2 tall double glazed windows. Attractive fireplace with moulded surround. TV/FM/Satellite aerial points. 4 wall light points. Engineered wooden flooring.

Kitchen/Diner 15'8" x 8'8" (4.78m x 2.64m) Comprehensively fitted with a contemporary range of high gloss fronted units with polished stone work surfaces and upstands comprising inset stainless steel sink with mixer tap. Built-in Bosch **electric oven**, fitted Bosch **4 ring induction hob** with brushed steel extractor hood over. Integrated Candy **washing machine** and Montpellier **dishwasher**. Range of wall cupboards, further wall cupboard. Space for upright fridge/freezer. Cupboard housing Heatrae Sadia electric boiler supplying central heating and hot water. Double glazed window. Radiator. Ceiling downlighters. Tiled floor.

Bedroom 1 15' x 8'4" (4.57m x 2.54m) Double glazed window. Radiator.

En Suite Shower Room White suite comprising walk-in shower with hand held and overhead fitments, glazed screen and sliding door, basin with single lever mixer tap, drawers beneath, illuminated mirror over, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Fully tiled walls. Tiled floor.

Bedroom 2 14' x 8'6" (4.27m x 2.59m) Period style fireplace. 3 wall light points. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap, independent shower with hand held and overhead fitments, glazed screen, wc with concealed cistern, basin with mixer tap, drawers under, illuminated mirror. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Fully tiled walls. Tiled floor.

OUTSIDE

Allocated Car Parking Space

Communal Gardens To the front of the building with paved pathways and shrub beds.

OUTGOINGS

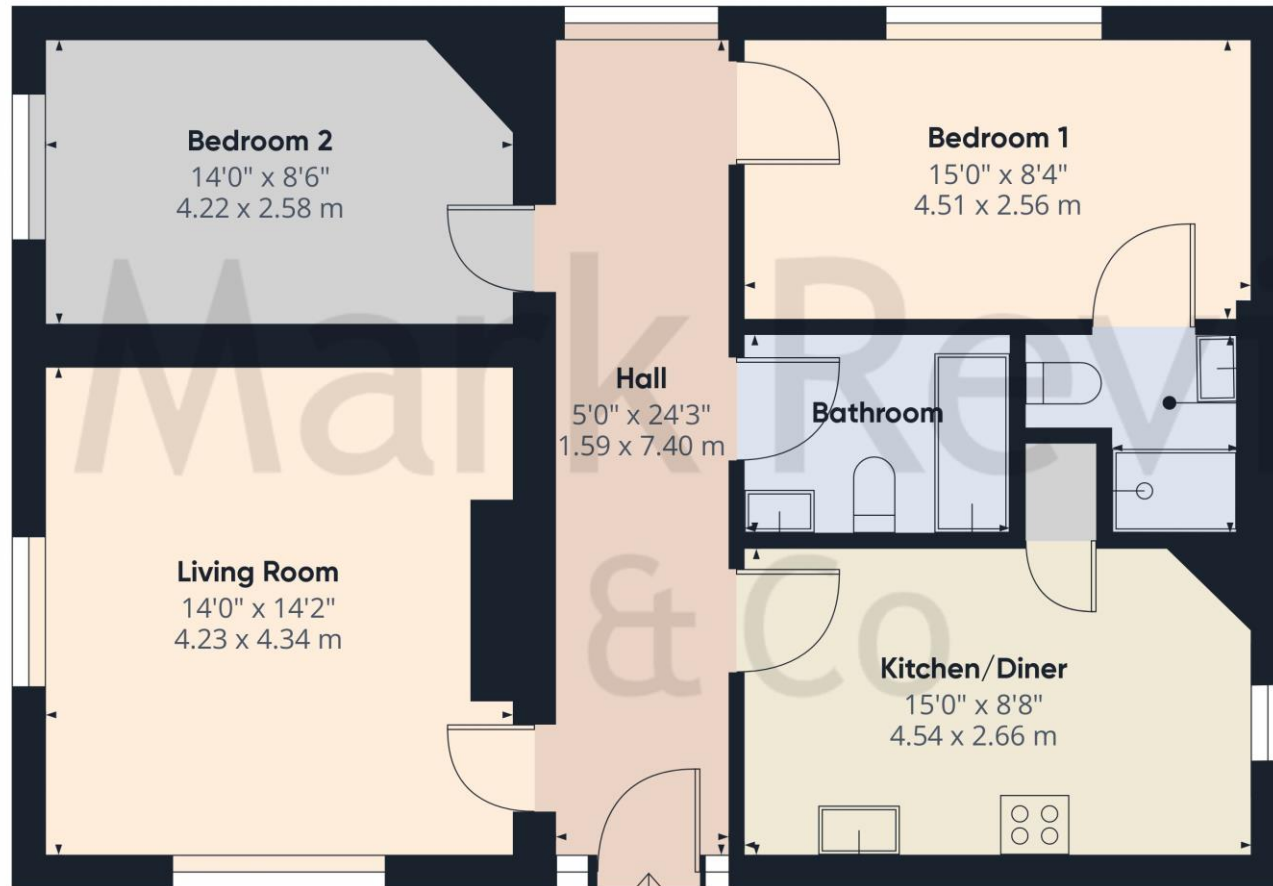
Ground Rent £285 per annum.

Service Charge £1,500 per annum

Lease Approximately 120 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	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Shower Room

Approximate total area⁽¹⁾
779.63 ft²
72.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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