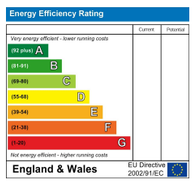
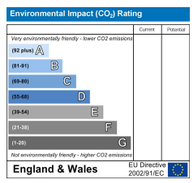
First Floor
Approximate Floor Area
654.44 sq ft
(60.80 sq m)

Mezzanine Floor
Approximate Floor Area
400.41 sq ft
(37.20 sq m)

Approximate Gross Internal Area = 98.00 sq m / 1054.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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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.

13 Assisi Heights, Southdowns Park, Haywards Heath, RH16 4TQ

Guide Price £280,000 Leasehold

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13 Assisi Heights, Southdowns Park, Haywards Heath, RH16 4TQ

Guide Price: £280,000 - £300,000

What we like:

* Exceptionally spacious split level apartment with impressive mezzanine level

* Over 1,050 sq ft

* Set in the award winning Southdowns Park with beautiful gardens & grounds

* 25ft open plan living/dining/kitchen room - great for entertaining

The Apartment...

If you're looking for a spacious and individual apartment then this fabulous top floor home in the Award Winning Southdowns Park will surely appeal. Whilst forming part of this Grade II Listed development, Assisi Heights was actually built in the early 2000's so offers much better levels of insulation and is fully double glazed.

The accommodation extends to over 1,050 sq ft and the 25ft open plan living space is fabulous with huge vaulted ceiling up to the mezzanine level. This space is ready made for entertaining and there is plenty of space for sitting and dining areas and the sash windows enjoy a leafy outlook.

The kitchen itself is modern shaker style kitchen with a range of integrated appliances including fridge/freeze, oven, hob, dishwasher and washing machine.

The lower floor also has a generous double bedroom with stylish ensuite shower room. The main bathroom is equally tasteful and is great for guests.

The wow factor space is without doubt the mezzanine level which offers a huge amount of versatility as a bedroom, lounge or large work from home space. It overlooks the main living area and extends to 24ft x 16ft - a great space.

The apartment is tastefully decorated, has gas fired central heating and is fully double glazed. There is access to an Ultrafast fibre broadband connection too.

Outside is an allocated parking space, which is located immediately adjacent to the communal door - very handy indeed!

The Location...

Southdowns Park is an imposing Victorian residential building, formerly the St. Francis Hospital and ideally situated for anyone needing the Princess Royal 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 which the residents have full access to enjoy. This park-like space is wonderfully maintained, with far-reaching views towards the South Downs and several different seating areas and lawns. A beautiful spot for a morning coffee or afternoon picnic.

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, large Marks & Spencer's and an array of bars & restaurants including Pizza Express and Zizzi as well as independent Hart Country Stores, WOLFOX Coffee Roasters, MINCKA Coffee bar and Lockhart Tavern Gastropub. There are local bus stops, offering frequent services to Town Centre, Brighton, Lewes, Cuckfield, Lindfield, Uckfield, Burgess Hill, and Crawley, with onward connections to East Grinstead and Tunbridge Wells

The Specifics

Tenure: Leasehold
Lease: 97 years unexpired (10/3/1997 to 9/3/2122)
Service Charge: January - December 2025: £303.75 per calendar month (includes: includes water rates, building insurance, sinking fund contribution, quarterly window cleaning, external building maintenance, lighting to communal areas, use of bike storage, upkeep of beautiful communal grounds and gardeners all year round, concierge services including a site manager, and regular cleaning and maintenance of all internal communal areas and gymnasium)
Worth Knowing: There are additional park costs this year that everyone is contributing towards, they include: new gym equipment, upgraded fire alarms site wide and new solar lights around the park.
Managing Agents: Pembroke Property Management
Ground Rent: £150 p.a.
Council Tax Band: D

We believe the above information to be correct but recommend intending purchasers check details personally before exchange.