



## 2 Assisi Court, Southdowns Park, Haywards Heath, RH16 4SU

Guide Price ... £300,000 – £325,000 ... Leasehold



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A beautifully presented 2 bedroom mews cottage which has character accommodation with high ceilings and has been the recent subject of major refurbishment to create a really lovely home in the grounds of this Grade II listed former Victorian hospital where the residents enjoy some fantastic facilities including a gymnasium, stunning gardens with designated barbecue area and a parking space directly outside.

- Flexible accommodation with up to 3 beds
- Beautiful, newly renovated kitchen
- Living room with mezzanine office/bed 3 above
- 2 further double bedrooms and bathroom
- High ceilings and tall sash windows
- Redecorated & new engineered oak floors
- Parking space (247) in front of property
- Access to gymnasium included in charges
- Internal viewings highly recommended
- EPC rating: C - Council Tax Band: D
- Tenure: leasehold 125 years from 10.03.1997
- Ground: £150 per year - We are not aware of any increases to the ground rent
- Estate and service charge: £2785 for the current year which includes building insurance, domestic water rates, garden maintenance, contributions to the sinking fund and the services of the friendly concierge



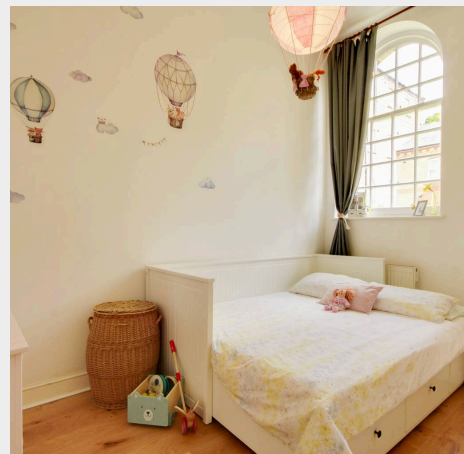
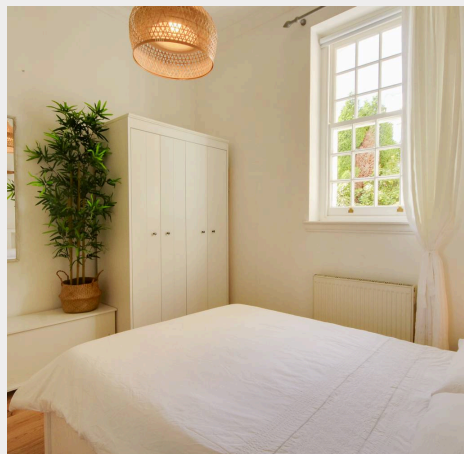


\*Southdowns Park is situated off Colwell Road on the southern side of town within easy reach of the A272 relief road and close to the Princess Royal Hospital. There is a Co-op and Sainsbury's local supermarket within a 10 minute walk providing most daily needs. A bus service runs along Colwell Road linking with the town centre's extensive range of shops and mainline railway station which offers a fast and regular service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south east (Brighton 20 mins).

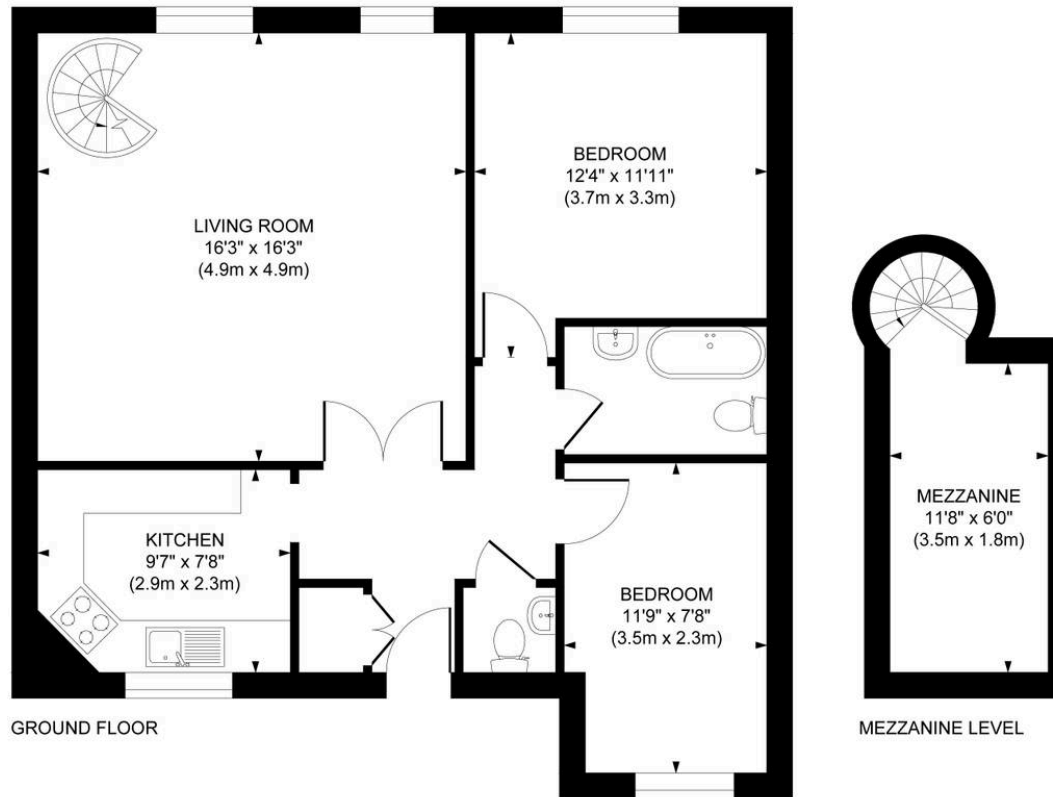
The town also has a broad range of sports and leisure facilities including a leisure centre and several restaurants, cafes and bars in The Broadway. There is a nursery school in the adjacent old Chapel and the town has several schools and a 6th form college.

By road, access to the major surrounding areas can be gained via the A272, the B2112 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.

\* Within the grounds there is the St Francis Sports & Social Club, a bowls club, tennis court and an 18 metre indoor swimming pool.



Approximate Gross Internal Area  
783 sq. ft / 72.71 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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