



12 The Priory, Syresham Gardens, Haywards Heath, RH16 3XB

Guide Price **£240,000 ... Leasehold**

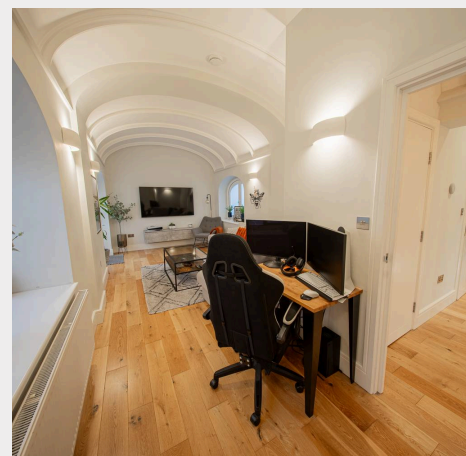


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In the agent's opinion, this could be the best one bedroom apartment in The Priory and possibly one of the nicest in the town. The old Priory has been converted into a selection of character apartments just on the edge of the town centre. No 12 has exquisite character accommodation in immaculate order and also has the benefit of doors out to a west facing patio and comes with a parking space directly to the front.

- Beautiful ground floor apartment in historic building
- Character accommodation with arched ceilings and windows
- West facing patio adjoining the living room
- Ultra modern kitchen with appliances and marble worktops
- Double bedroom with very high ceilings
- Fully tiled bathroom with high ceilings
- Double glazing – electric heating to radiators
- Parking space no. 31 to the front
- Internal viewing highly recommended
- EPC rating: E – Council Tax Band: B
- Tenure: Leasehold 125 years from 01.01.2019
- Ground rent: £205 per year reviewed every 25 years in line with the retail price index (RPI)
- Service charge: £690 every 6 months
- Managing agents. The Priory 'Rights to Manage' Company Ltd, c/o Graves Son & Pilcher t: 01273 321123

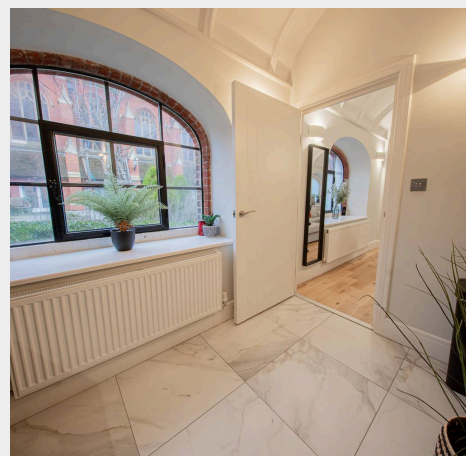
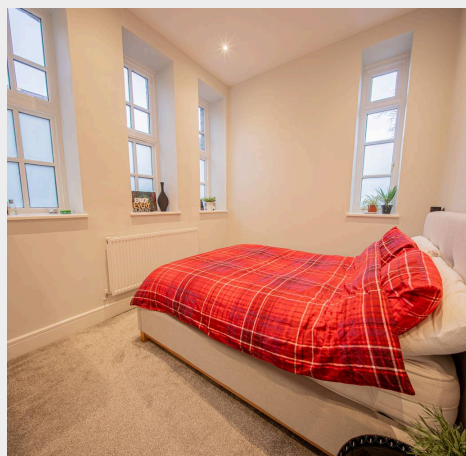


The Priory is located at the northern end of Franklynn Road just to the south of the main town centre. The town has an extensive range of shops and stores whilst the fashionable Broadway is a little further on where there is an international array of restaurants, cafes and bars. The railway station is just under a mile distant and provides fast commuter links to London, Gatwick Airport and Brighton. Schools are well represented throughout the town and the property is within a 5/10 minute walk of several primary schools including St Wilfrid's, St Joseph's and the Warden Park Primary Academy. Oathall Community college with its own farm in neighbouring Lindfield is approximately 1.1 miles distant and the Warden Park Secondary Academy in neighbouring Cuckfield is 2 miles away (approx.). The town has a 6th form college, a leisure centre, numerous sports and leisure groups and there are several large open spaces including Victoria Park, Clair Park, Ashenground and Bolnore woods. The surrounding area has numerous beauty spots including both Ditchling and Chailey common nature reserves, the Ashdown Forest and the South Downs National Park.

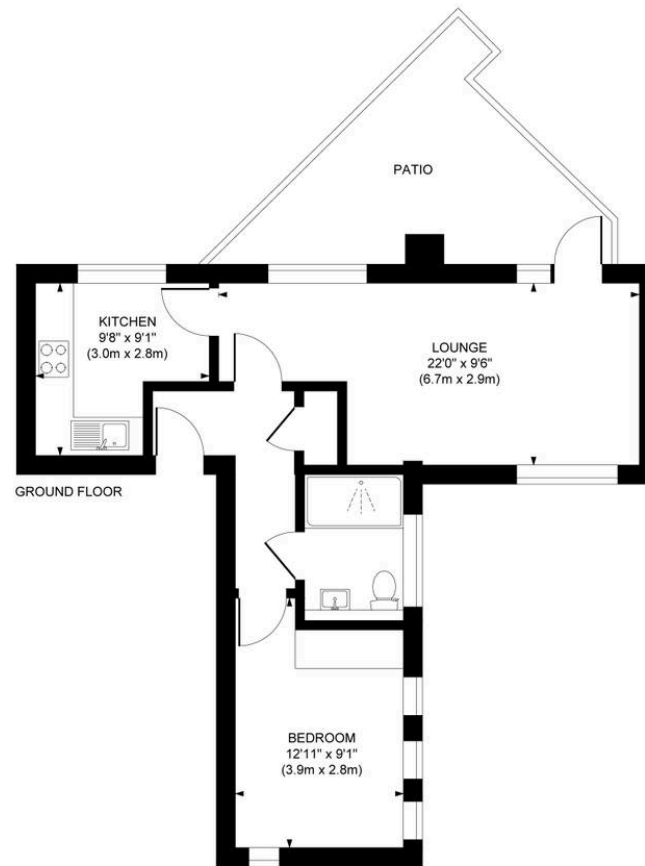
By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5 miles to the west at Bolney

Distances in miles (approx)

Railway station (0.9) providing fast commuter links to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins Warden Park Secondary Academy (2) Oathall Community College 1.2 Gatwick Airport (15) Brighton seafront (14)



Approximate Gross Internal Area
471 sq. ft / 43.75 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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