



3 Cavendish House, Southdowns Park, Haywards Heath, RH16 4SL

OFFERS IN EXCESS OF ... £180,000 ... LEASEHOLD

**MANSELL
McTAGGART**
Trusted since 1947



A spacious (535 ft.²/49.7 m²) ground floor one bedroom apartment situated in the central part of this beautiful Grade II listed Victorian building overlooking the inner courtyard adjacent to the residents gymnasium and where the owners also enjoy good security and some stunning gardens with plenty of room for private functions and a designated barbecue area which can be booked for private use.

- Spacious character apartment in Victorian building
- Beautiful communal gardens and a private gymnasium
- Waste and domestic water rates included in service charge
- Close to a private indoor swimming pool, tennis court, bowling club & social club
- 5 minute walk to the Princess Royal Hospital
- Large lounge and separate kitchen
- Generous double bedroom - bathroom
- Visitors & allocated parking space (No. 60)
- Tenure: Leasehold 125 years from 1997
- Ground rent: £150 per year (We are not aware of any increases/reviews - TBC)
- Service charge: for the 6 month period 01.07.2025 - 31.12.2025. £1206.37 which also includes membership to the gymnasium, both waste and domestic water rates , contributions to the sinking funds, gardens, grounds, lift service and the services of the friendly concierge.
- Managing agents: Pembrokepm.co.uk t: 0333 3442100

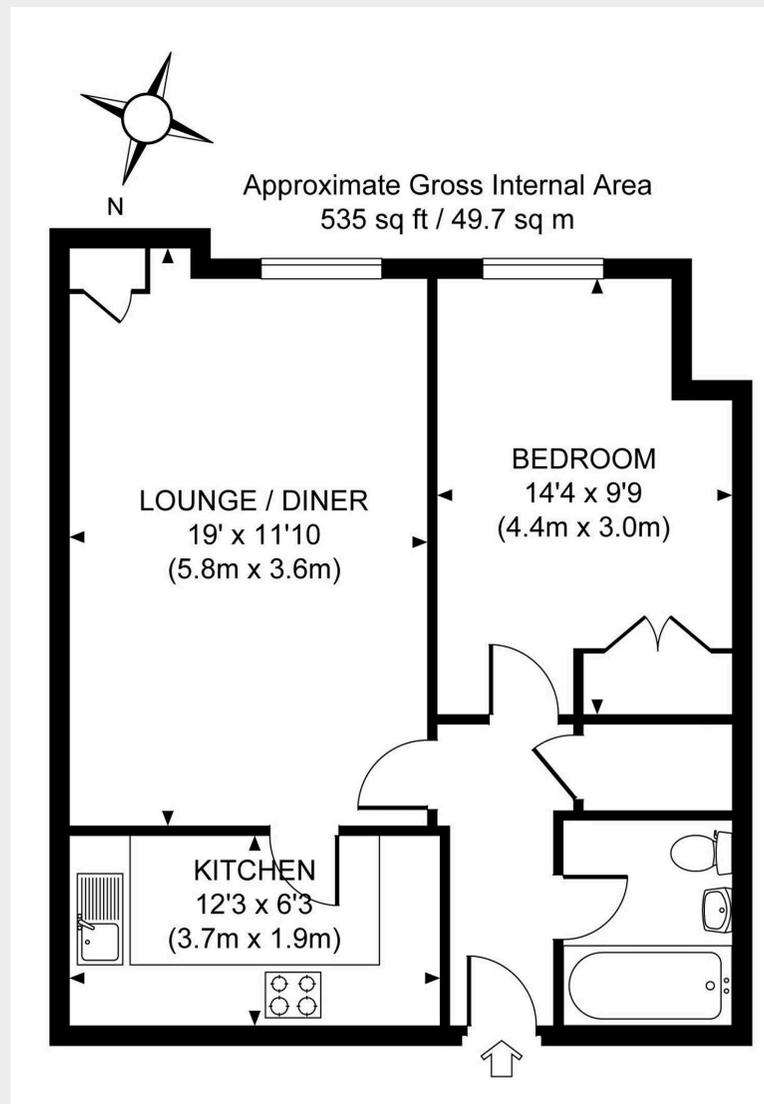


Southdowns Park is situated off Colwell Road on the southern side of town within easy reach of the A272 relief road and close to the Princess Royal Hospital. There is a Coop and Sainsbury's local supermarket within a 10 minute walk providing most daily needs.

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.





Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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