



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

Guide Price £260,000 ... Leasehold

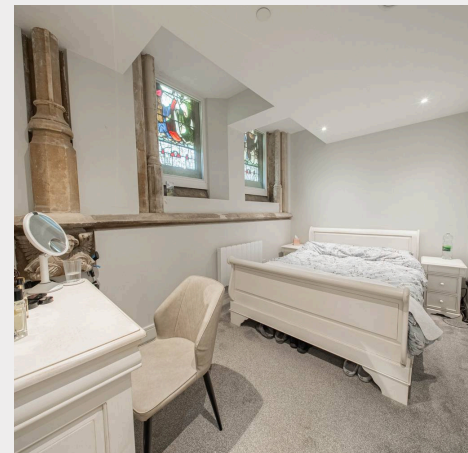
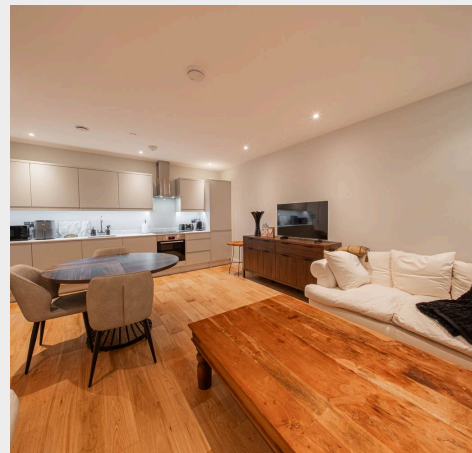


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A spectacular 2 bedroom first floor apartment in this recently converted former Victorian Priory with a lot of character features, including stone framed stained glass windows, situated on the edge of the town centre and benefiting from a parking space.

- 2 bedroom apartment of immense character
- Situated on the 1st floor of this converted Priory
- Original stained glass windows in most rooms
- Enjoys east and west facing aspects
- Hall with stone pew and high stained glass window
- Kitchen with integrated appliances
- 2 double bedrooms & beautiful bathroom
- Allocated parking space (No. 23)
- Close to town centre shops and restaurants
- Station 0.9 miles - Hospital 0.5 miles
- EPC rating: D - Council Tax Band: B
- Tenure: Leasehold 125 years from 01.01.2019
- Ground rent £240 per year - Reviewed every 25 years
- Service charge: currently £2,098 per year
- Managing agents: The Priory 'Rights to Manage' Company Limited c/o Hunters Estates and Property Management, Burgess Hill
T: 01444 254400

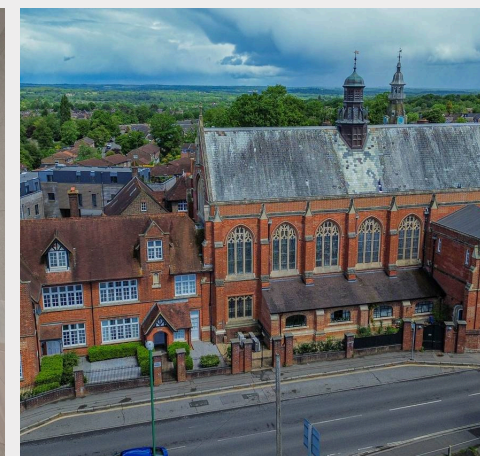
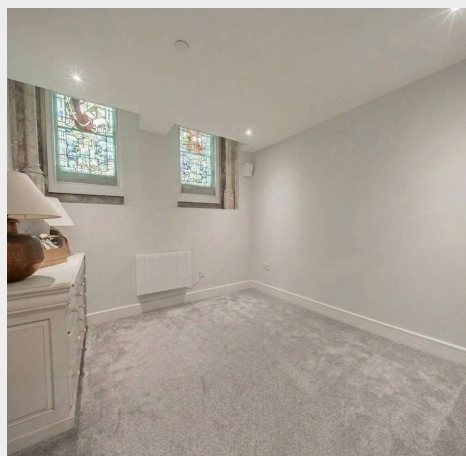
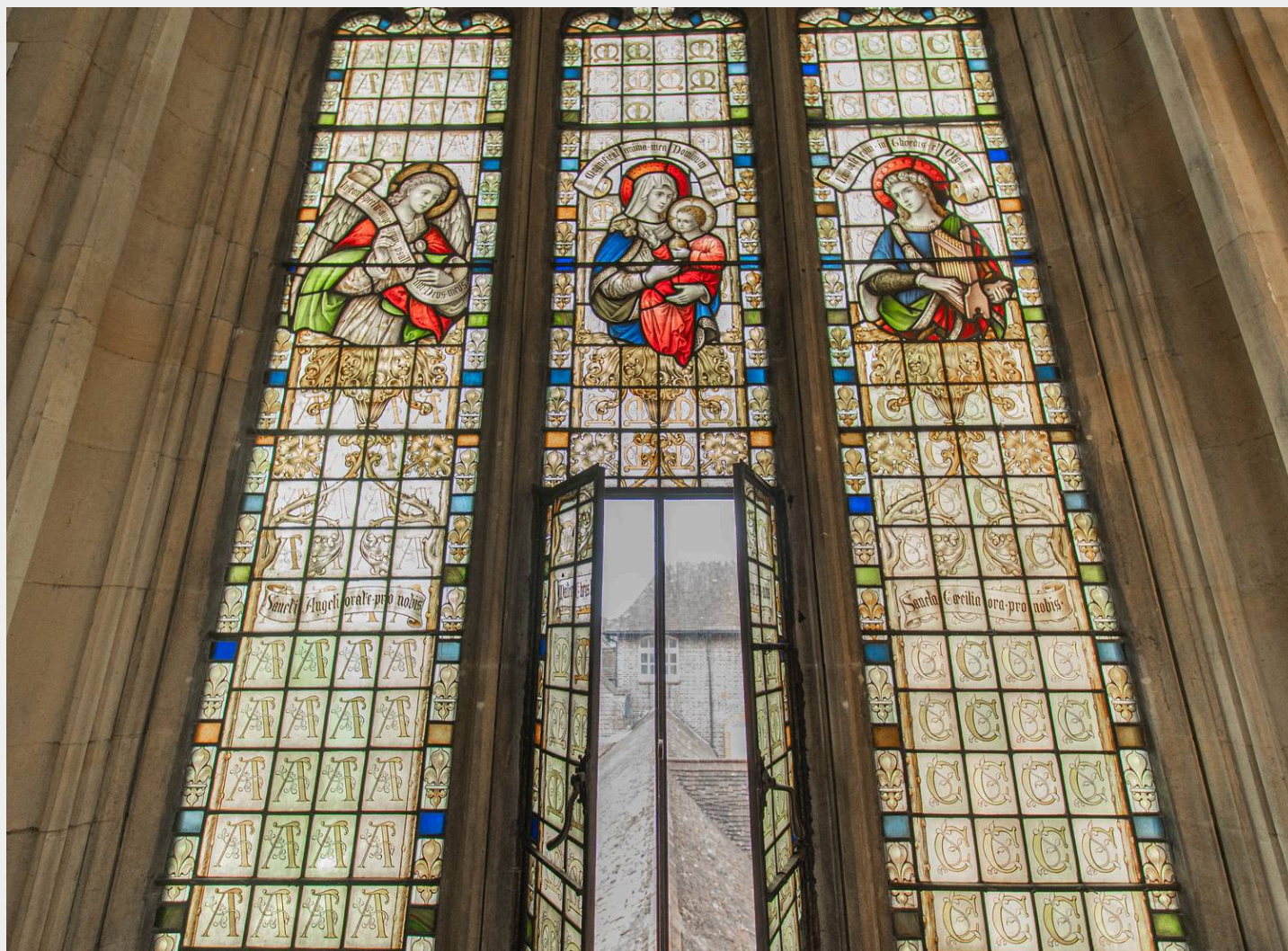


The Priory is located at the northern end of Franklynn Road just to the south of the main town centre shops on South Road. The town has an extensive range of shops and stores whilst the fashionable Broadway is a little further on where there is an array of restaurants, cafes and bars. The railway station 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.

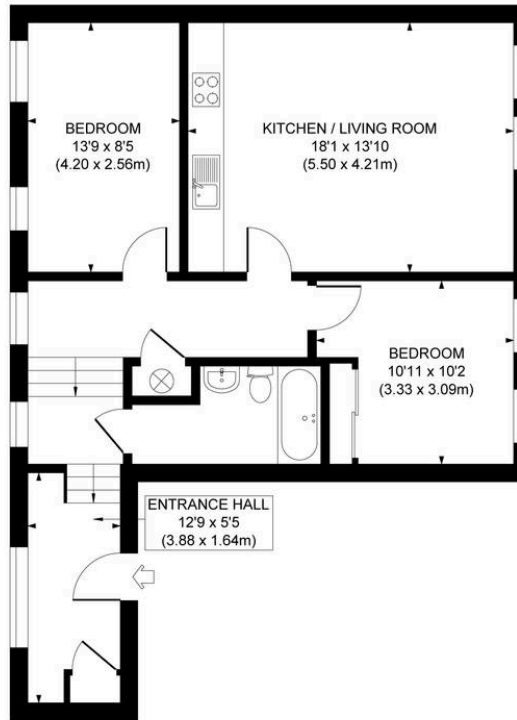
By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5 miles to the west at Bolney

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
726 sq. ft / 67.45 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.

Mansell McTaggart Haywards Heath

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