



1 Park West, Southdowns Park, Haywards Heath, RH16 4SG

Guide Price £400,000 - £425,000 ... Leasehold



**MANSELL
McTAGGART**
Trusted since 1947



A fabulous south facing town house of great character enjoying bright sunny rooms with high ceilings and tall sash windows enjoying the fabulous views of the South Downs, within this Grade 2 listed Victorian building, with versatile accommodation over 3 floors. The property is presented for sale in very clean and tidy order throughout and benefits from being redecorated with a refitted kitchen and bathrooms.

Southdowns Park is a luxurious place to live where residents enjoy some beautiful Victorian formal gardens with plenty of areas to relax and a designated barbecue area, a gymnasium and the services of a friendly concierge. Within the grounds there is a privately run 18 meter indoor swimming pool, bowls club, tennis court and St Francis sports and social club.

- Victorian town house of great character
- Stunning views to the South Downs
- High ceilings and tall sash windows
- Versatile accommodation which can be configured to suit all lifestyles
- A perfect place to lock up and leave
- 2 refitted bathrooms and replaced boiler
- 2 allocated parking spaces: (No.s 26 & 29 in car park C)
- Service charge: 1st 6 months of 2026 - £2046.70 (includes gym membership, waste and domestic water rates, gardens, concierge services & contributions to the sinking fund, etc.)
- EPC rating: C - Council Tax Band: E

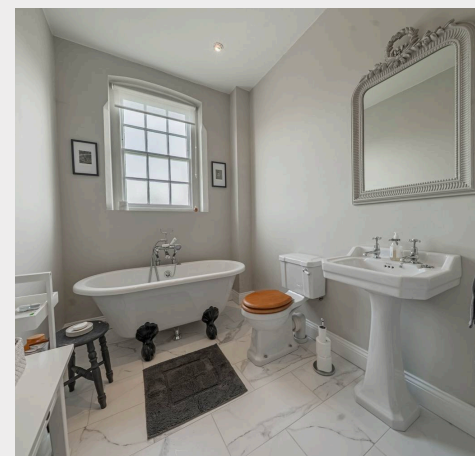
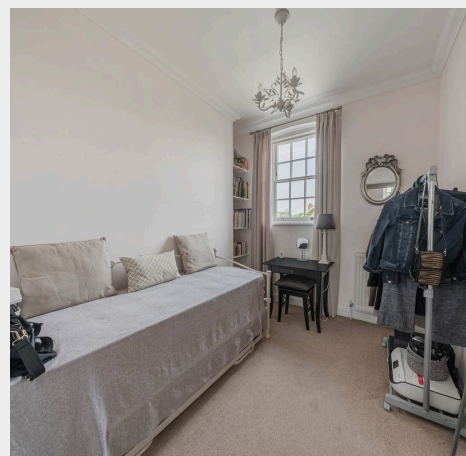


Park West is located on the south side of Southdowns Park and adjoining the beautiful formal gardens. There is a privately run 18 meter indoor swimming pool within 100 yards of the property and is also close to the St Francis Social Club, tennis courts, sports fields and bowls club. The Princess Royal Hospital campus adjoins Southdowns Park to the east.

Southdowns Park is situated off Colwell Road on the southern side of Haywards Heath just over half a mile from the town centre with its range of shopping facilities and amenities including The Orchards shopping precinct and South Road. There is a small Sainsbury's store on Wivelsfield Road and a Coop store on Franklyn Road.

A bus service runs along Colwell Road which links with the mainline railway station, approximately one and a half miles away which provides regular services to London (Victoria and London Bridge both approximately 47 minutes), Gatwick Airport and the south coast (Brighton approximately 20 minutes). The town has excellent sports and leisure facilities including an array of restaurants and cafes in The Broadway.

By road, access to the major surrounding areas including Gatwick, London and Brighton can be gained via the B2112, the A272 and the A/M23, the latter lying about 6.5 miles to the west at either Bolney or Warninglid.



Approximate Gross Internal Area
1,434 sq. ft / 133.22 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
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.