



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

Guide Price **£240,000 – £250,000**



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An enormous (635 ft.²) 1 bedroom 1st floor apartment, enjoying both east and west facing aspects, providing very spacious accommodation in this fantastic former Victorian Priory conversion on the edge of the town centre, within walking distance of the main shopping areas, the hospital and just 1 mile from the railway station.

- Huge apartment of 635 ft.²
- Great location on edge of town centre
- Beautiful Priory building converted in 2019/20
- Large rooms with east and west facing aspects
- Enormous living room with open-plan kitchen
- Kitchen has stone worktops & some appliances
- Double bedroom and fully tiled bathroom
- 10 minute walk to hospital
- 15/20 minute walk to railway station
- EPC rating: C - Council Tax Band: B
- Leasehold: 125 years from 1st January 2019
- Ground rent: currently £225 per year – reviewed in line with a retail price index on every 25th anniversary
- Service charge: for the 6 month period starting 31st July 2026 = £681.03
- Managing agents: The Priory RTM Co Ltd - The residents exercised their rights to manage the development.
e: theprioryrtm@gmail.com



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)



Apartment 27

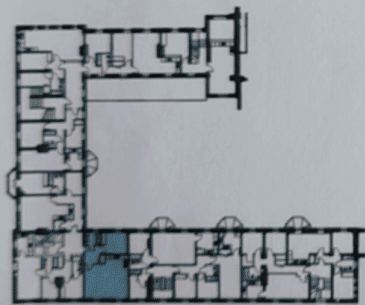
The Priory, Haywards Heath

1 Bedroom / 635 sqft

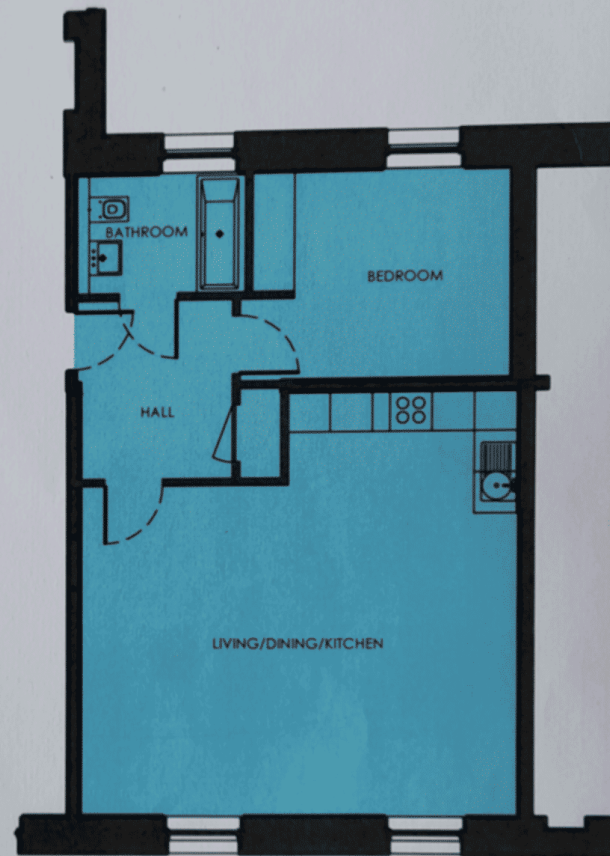
Living / Dining / Kitchen
20' x 19'9"

Master Bedroom
12'2" x 9'8"

First Floor



All dimensions are measured to their widest point unless otherwise stated and layouts are indicative only. The details are believed correct at the time of going to print. Nevertheless the company reserves the right to alter specification at any time without prior notice. This sheet should be used as a guide and forms no part of any contract. 2019.



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