



FLAT 2, THE PRIORY SYRESHAM GARDENS, HAYWARDS HEATH  
HAYWARDS HEATH

OFFERS OVER £320,000



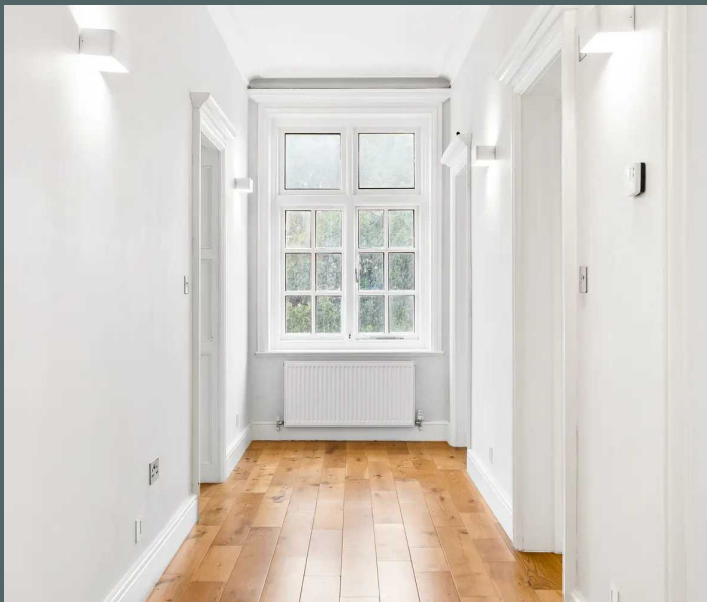




## THE PRIORY SYRESHAM GARDENS, HAYWARDS HEATH

THIS STUNNING, FIRST FLOOR 2 BEDROOM FLAT IS LOCATED 5 MINS FROM HAYWARDS HEATH TOWN CENTRE AND JUST OVER A MILE TO THE STATION. COMPLETE WITH ALLOCATED PARKING, AND STYLISH MASTER SUITE, IT OFFERS A MODERN LIFESTYLE & FANTASTIC INVESTMENT OPPORTUNITY GENERATING A RENTAL OF APPROXIMATELY £1,250PCM.

TENURE: LEASEHOLD - APPROX 120 YEARS REMAINING.



- SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITH HIGH CEILINGS AND AN ALLOCATED PARKING SPACE
- CONTEMPORARY SEPARATE KITCHEN
- SEPARATE DOUBLE ASPECT LIVING ROOM WITH WOODEN FLOORS AND HIGH CEILINGS
- LARGE MASTER BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM
- SECOND SPACIOUS DOUBLE BEDROOM AND ADDITIONAL MODERN BATHROOM
- SERVICE CHARGE APPROX - £1,500 PA, GROUND RENT APPROX - £285 PA
- EPC RATING D



#### **KITCHEN**

14' 8" x 8' 7" (4.47M x 2.62M)

MODERN INTEGRATED KITCHEN WITH WITH BOSCH OVEN AND ELECTRIC HOB, MONTPELLIER DISHWASHER, AMPLE WORKTOP AND CUPBOARD SPACE AND SPACE FOR TABLE

#### **RECEPTION**

14' 7" x 14' 9" (4.45M x 4.50M)

SPACIOUS DOUBLE ASPECT RECEPTION ROOM WITH WOODEN FLOORS AND HIGH CEILING.

#### **MASTER BEDROOM**

14' 6" x 8' 3" (4.42M x 2.51M)

GOOD SIZE DOUBLE BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM.

#### **EN-SUITE BATHROOM**

MODERN EN-SUITE FULLY TILED SHOWER ROOM WITH RAIN-HEAD SHOWER AND ADDITIONAL SHOWER ATTACHMENT, HEATED MIRROR WITH LIGHT, WASH BASIN WITH STORAGE, WC AND HEATED TOWEL RAIL.

#### **SECOND BEDROOM**

14' 2" x 8' 4" (4.32M x 2.54M)

GOOD SIZE DOUBLE BEDROOM WITH HIGH CEILINGS AND A FEATURE FIREPLACE.



#### **BATHROOM**

THE FAMILY BATHROOM HAS A RAIN SHOWER AND HAND HELD SHOWER ATTACHMENT, HEATED MIRROR WITH LIGHT, WASH BASIN, WC AND LARGE HEATED TOWEL RAIL.

#### **LOCATION**

5 MINUTES TO TOWN CENTRE, 1.1 MILE TO HAYWARDS HEATH STATION, 0.5 MILES TO PRINCESS ROYAL HOSPITAL.







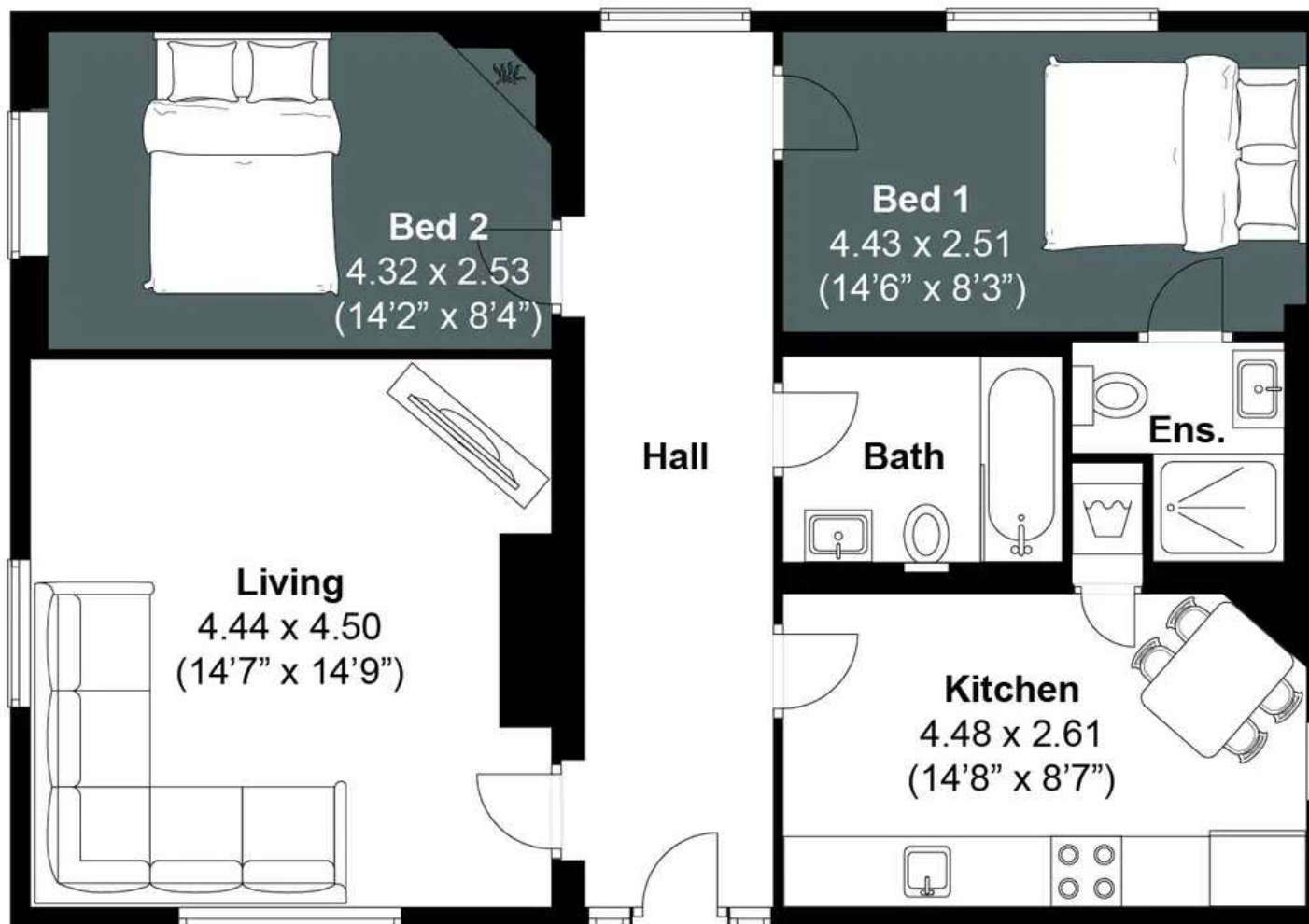
# Syresham Gardens, Haywards Heath

Approximately 80.7 sqm (868.6 sqft)



## CARROLL

ESTATE AGENTS



### FIRST FLOOR

#### Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.







## CARROLL ESTATE AGENTS

10 BLUEBIRD GROVE, HAYWARDS HEATH - RH17 5NF

07962306496 • [INFO@CARROLLPROPERTY.CO.UK](mailto:INFO@CARROLLPROPERTY.CO.UK) • [CARROLLPROPERTY.CO.UK](http://CARROLLPROPERTY.CO.UK)

