



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

Guide Price **£265,000 - £275,000 ... Leasehold**



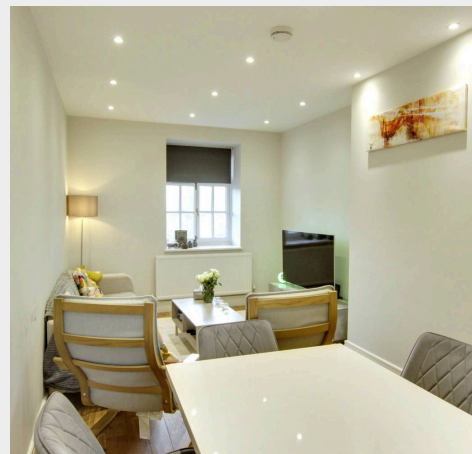
**MANSELL
McTAGGART**
Trusted since 1947



A 2 double bedroom first floor apartment with bright accommodation and windows to the front and rear aspects and an allocated parking space in this historic former Priory which was converted just a few years ago and is ideally placed on the edge of the town centre.

- Generously proportioned 2 bed apartment
- Part of the town's converted former Priory
- Allocated parking space (No. 5)
- Both bedrooms are of a double size
- Fabulous south/east facing main living room
- Separate ultra modern equipped kitchen
- Modern contemporary white bathroom suite
- Literally on the edge of the town centre
- 0.9 mile walk to the railway station
- 0.5 mile walk to the Princess Royal Hospital
- EPC rating: D - Council Tax Band: B

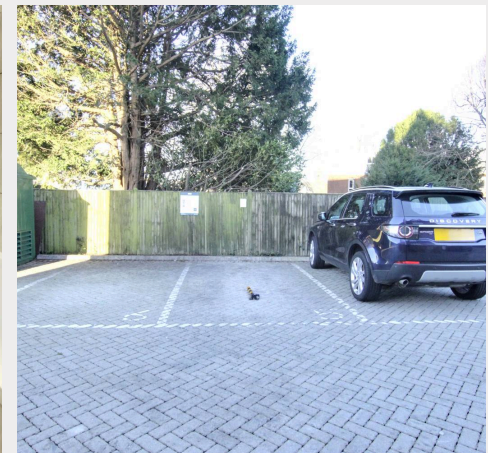
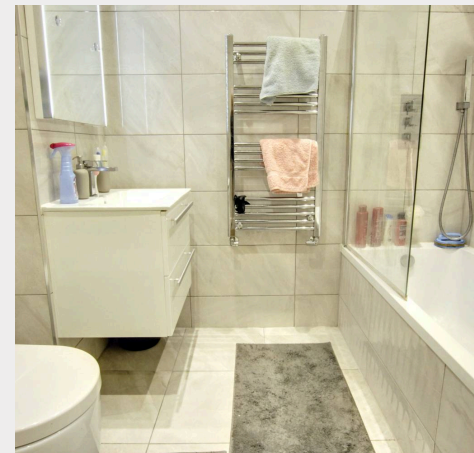
- **Tenure:** leasehold 125 years from 01.01.2019
- **Ground rent:** £240 per year reviewed every 25 years
- **Service charge** for the year commencing 1st January 2025 - £2098.09
- **Managing agents:** The Priory 'Rights to Manage' Company Ltd, c/o Hunters Group
T: 01444 254400



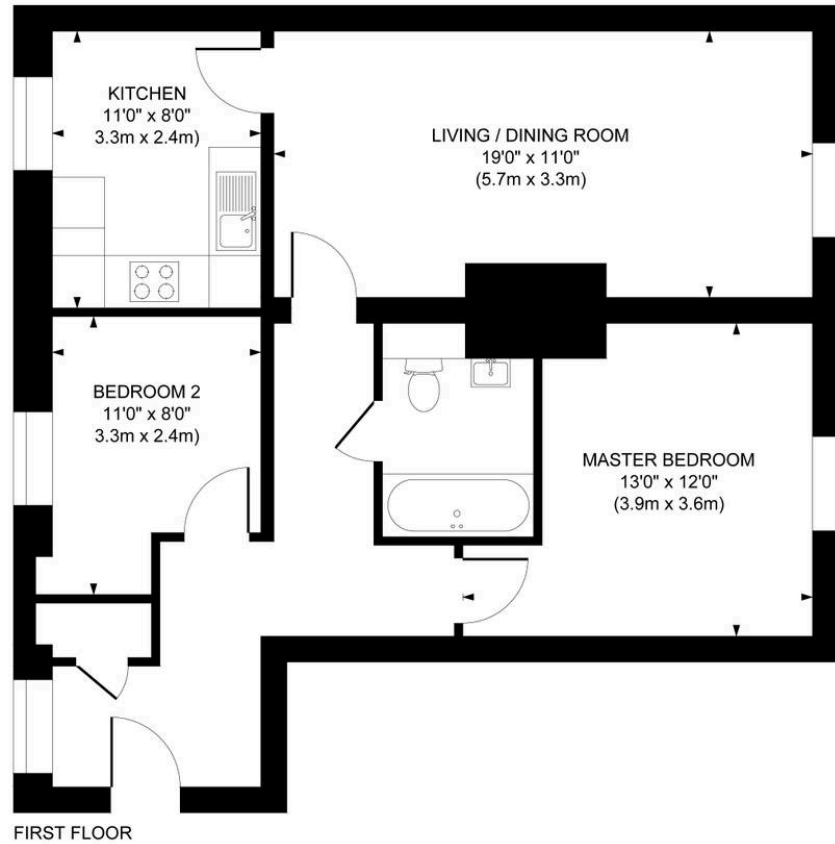
The Priory is located at the northern end of Franklynn Road just to the south of the main town centre. The town has an extensive range of shops and stores whilst the fashionable Broadway is a little further on where there is an international array of restaurants, cafes and bars. The railway station is 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
Main House 678 sq. ft / 62.98 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.