

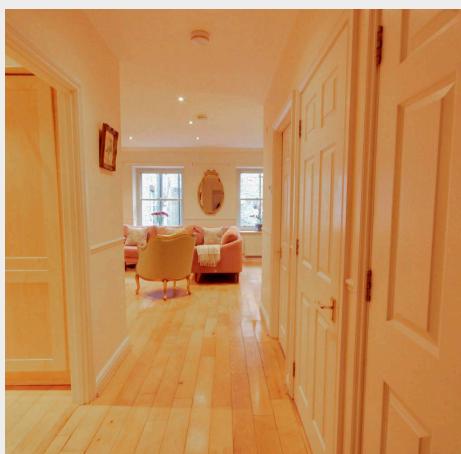


4 Cavendish House, Southdowns Park, Haywards Heath, RH16 4SL

Guide Price £350,000-£375,000 ... LEASEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A 3 bedroom ground floor character apartment of approximately 1000 ft.² in this Grade II listed former Victorian hospital which was converted in the late 1990s into around 210 varying properties where residents enjoy stunning communal gardens with a designated barbecue area, a gymnasium and the services of a friendly concierge offered for sale with no onward chain.

- Character accommodation with tall windows
- Immaculate and neutral decor throughout
- Sitting room - Kitchen with stone worktops
- Cloakroom, utility room, plenty of storage
- Master bedroom with en-suite shower room
- Beautiful gardens with designated barbecue area & plenty of seating areas
- The service charge includes both sets of water rates & membership to the gym
- Large gymnasium below Cavendish House
- Parking space no. 81 - The flat also has a visitors parking permit
- EPC rating: C - Council Tax Band: D
- Tenure: leasehold 125 years from 4 March 1997
- Ground rent: £150 a year - we are not aware of any increases during the length of the lease
- Service charge: for the year 2025 - £4319.73 which includes waste & domestic water rates
- New Managing Agents from Jan 2026:
Jonathan Rolls
244 Eastern Road, Brighton, BN2 5TA
t: 01273 684997
e: matthew.evans@jonathanrolls.com

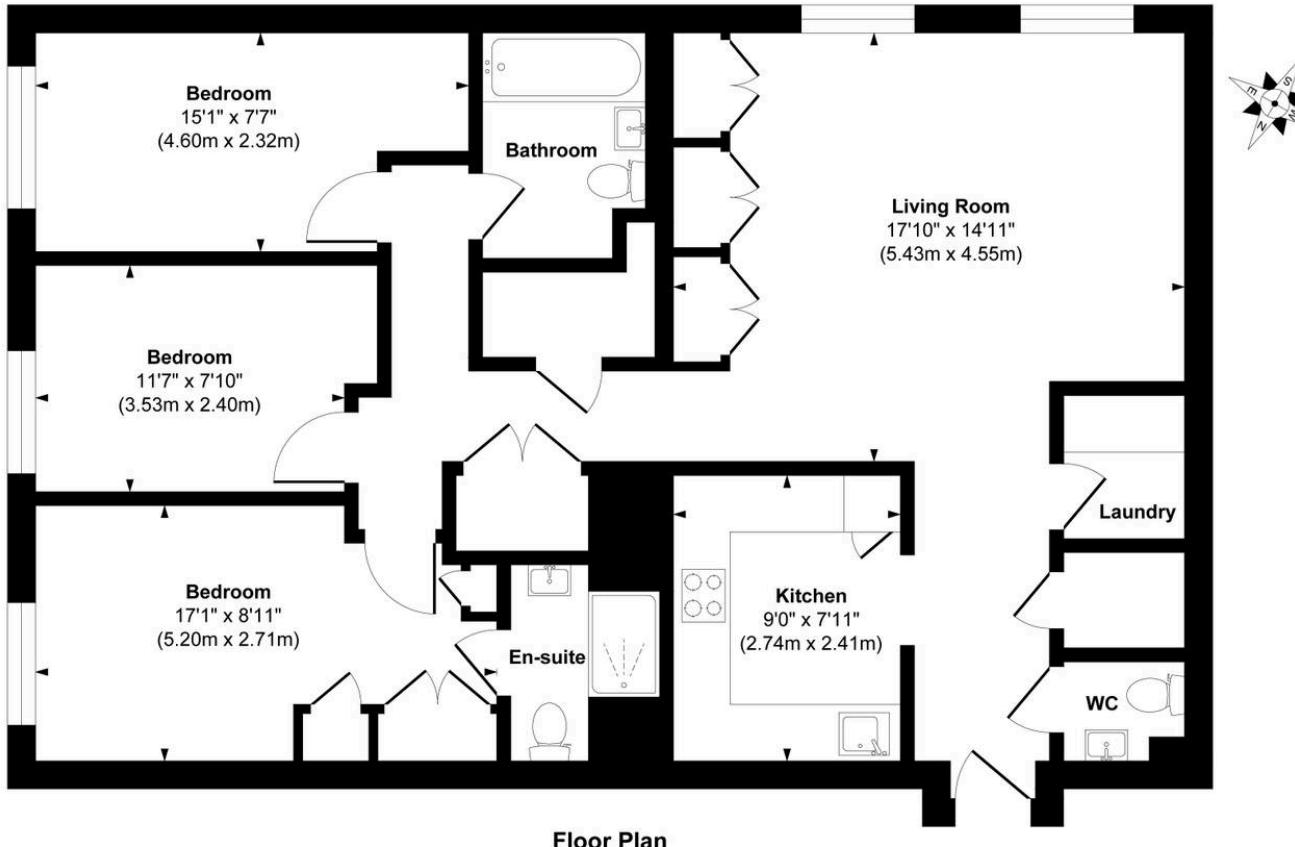
Southdowns Park is situated off Colwell Road on the southern side of town within easy reach of the A272 relief road and close to the Princess Royal Hospital. There is a Coop and Sainsbury's local supermarket within a 10 minute walk providing most daily needs.

A bus service runs along Colwell Road linking with the town centre's extensive range of shops and mainline railway station which offers a fast and regular service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south east (Brighton 20 mins).

The town also has a broad range of sports and leisure facilities including a leisure centre and several restaurants, cafes and bars in The Broadway. There is a nursery school in the adjacent old Chapel and the town has several schools and a 6th form college.

By road, access to the major surrounding areas can be gained via the A272, the B2112 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.





Approximate Gross Internal Floor Area 1020 sq. ft / 94.74 sq. m

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Mansell McTaggart Haywards Heath

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