

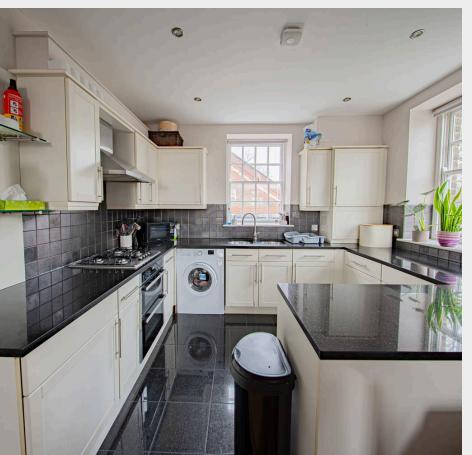


**21 Kendall Court, Southdowns Park, Haywards Heath, RH16 4SX**

Guide Price £375,000



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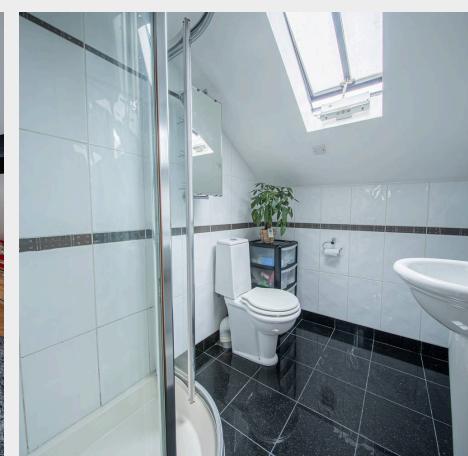
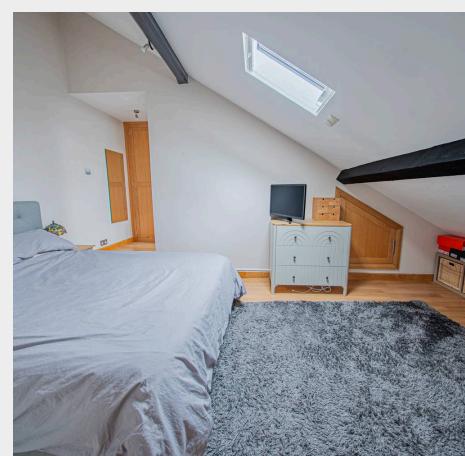
A 3 bedroom top floor two-storey apartment of 1068 ft.<sup>2</sup> with a large south facing balcony enjoying stunning views to the South Downs in this impressive Grade 2 listed Victorian building where the residents enjoy stunning gardens, the use of a private gymnasium, barbecue area and the services of a concierge, situated on the southern edge of the town close to the hospital.

- South facing apartment with big balcony
- Interesting accommodation of 1068 ft.<sup>2</sup>
- Stunning views to the South Downs
- Beautiful gardens with BBQ area for private use
- Impressive living room
- Large mezzanine room for use as 2nd reception room, or study
- Kitchen with granite worktops
- 3 double bedrooms and 2 bath/shower rooms
- Allocated parking space (No. 240)
- EPC rating: C - Council Tax Band: D
- Tenure: leasehold 125 years from 04.03.1997
- Ground rent: £150 per year
- Service charge: for the six month period 01.01.2026–30.06.2026 = £1117.62 which includes maintenance & estate charges & contributions to the sinking funds and both waste and domestic water rates, services of the concierge and membership to the gymnasium.
- Managing agents: Jonathan Rolls, 74 Preston Grove, Brighton, East Sussex, BN1 6LB T: 01273 684997

21 Kendall Court is situated on the eastern end of this impressive former hospital, Southdowns Park, which is located on the south side of Colwell Road on the southern side of Haywards Heath within approximately 0.75 of a mile of the town centre with its range of shopping facilities and amenities including The Orchards shopping precinct and South Road. A bus service runs along Colwell Road which links with Haywards Heath mainline railway station (1.5 miles distant) which provides regular services to London (Victoria & London Bridge both 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

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 6 miles to the west at either Bolney or Warninglid and can be swiftly gained via the Haywards Heath/A272 relief road.





Approximate Gross Internal Area  
1068 sq ft / 99.2 sq m

## Mansell McTaggart Haywards Heath

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