



4 Lockhart Court
Southdowns Park, Haywards Heath, West Sussex. RH16 4SH

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£270,000

This superb first floor apartment forms part of an impressive Grade II listed Victorian development, sympathetically converted and restored to offer a variety of apartments and houses. This excellent apartment was constructed in 1997 and offers bright, well presented and generously proportioned accommodation. The property features double glazed sash windows and gas fired central heating to radiators. The kitchen is extensively fitted with the benefit of integrated appliances, there is also a superb luxury bathroom and from the hallway there is a hatch with ladder access to a large fully boarded loft storage area with lighting. Outside the residents have the use of the extensive manicured grounds and for a nominal membership fee residents may join the St Francis Social & Sports Club for the use of its swimming pool and bowling green

Southdowns Park is located on the south eastern edge of Haywards Heath close to Princess Royal Hospital and just a short walk to a Sainsbury's Local. The town centre is within easy reach offering a wide range of shops, an



array of restaurants, a modern leisure complex and Sainsbury's and Waitrose superstores, also Haywards Heath mainline railway station offering fast and frequent services to central London (Victoria/London Bridge 42-45 minutes). The recently opened bypass provides a direct route to the A23 which lies just over 3 miles to the west giving direct access to the motorway network and Gatwick International Airport. To the south lies the cosmopolitan city of Brighton and the south coast and to the north the South Downs National Park which is within in a short drive offering a beautiful natural location for countryside walks.

Front door to:

Communal Hallway Stairs to:

FIRST FLOOR APARTMENT

Front door to:

Entrance Hall Entry phone system. Hatch to large loft/storage area with ladder and lighting and being fully boarded. Built-in storage/airing cupboard. Fitted glass fronted bookshelves and cabinet with matching chest of drawers. Further bookshelf.

Sitting Room 15'7" x 11'2" (4.75m x 3.40m) Ceiling downlighters. 2 wall light points. TV aerial point. Telephone point.

Superb Kitchen 11' x 7'4" (3.35m x 2.24m) Designed by Hamilton Stone with extensive roll edge worktops with base units comprising cupboards and drawers on soft closers. Neff appliances include integrated **dishwasher** and **fridge/freezer**. TV aerial point. Plumbing for washing machine. One and a half bowl enamel sink unit with single drainer and chromium mixer tap. Cupboard housing bin. Also larder cupboard with sliding shelves. 2 further glass fronted crockery cabinets with internal lighting. Cupboard housing Worcester Bosch combination gas fired boiler for domestic hot water. Built-in **fan assisted oven** and **grill** with Caple **4 ring electric ceramic hob** over with filter and lighting above. Glass splashback. Tiled flooring. Part tiled walls.

Bedroom 1 11'11" maximum x 11' (3.63m x 3.35m) To the back of the fitted wardrobes which extend to the whole of one wall with hanging and shelving, central drawer unit. TV aerial point. Further dressing table unit with side drawer unit. Radiator. Telephone point.

Bedroom 2 9'10" x 9'6" (3.00m x 2.90m) Range of deep fitted wardrobe cupboards extending to one wall with hanging and shelving, also housing vent for tumble dryer. TV aerial point. Central sliding mirror door. Radiator.

Bedroom 3/Dining Room 9'9" x 8'1" (2.97m x 2.46m) Radiator. Telephone point.

Luxury Bathroom Suite comprising P shaped bath, curved shower screen with Mira wall mounted shower, low level wc with concealed cistern, inset wash basin with chromium monobloc tap and cupboards beneath. Wall mounted mirror fronted cabinet. Heated ladder radiator. Extractor fan. Ceiling downlighters. Fully tiled walls and flooring.

OUTSIDE

1 Allocated Parking Space to the front of the property.

Extensive Communal Grounds Predominately arranged to the south with beautiful landscaped lawns, paved terraces and water feature. Barbecue and seating area taking fully advantage of the views across the Weald to the South Downs.

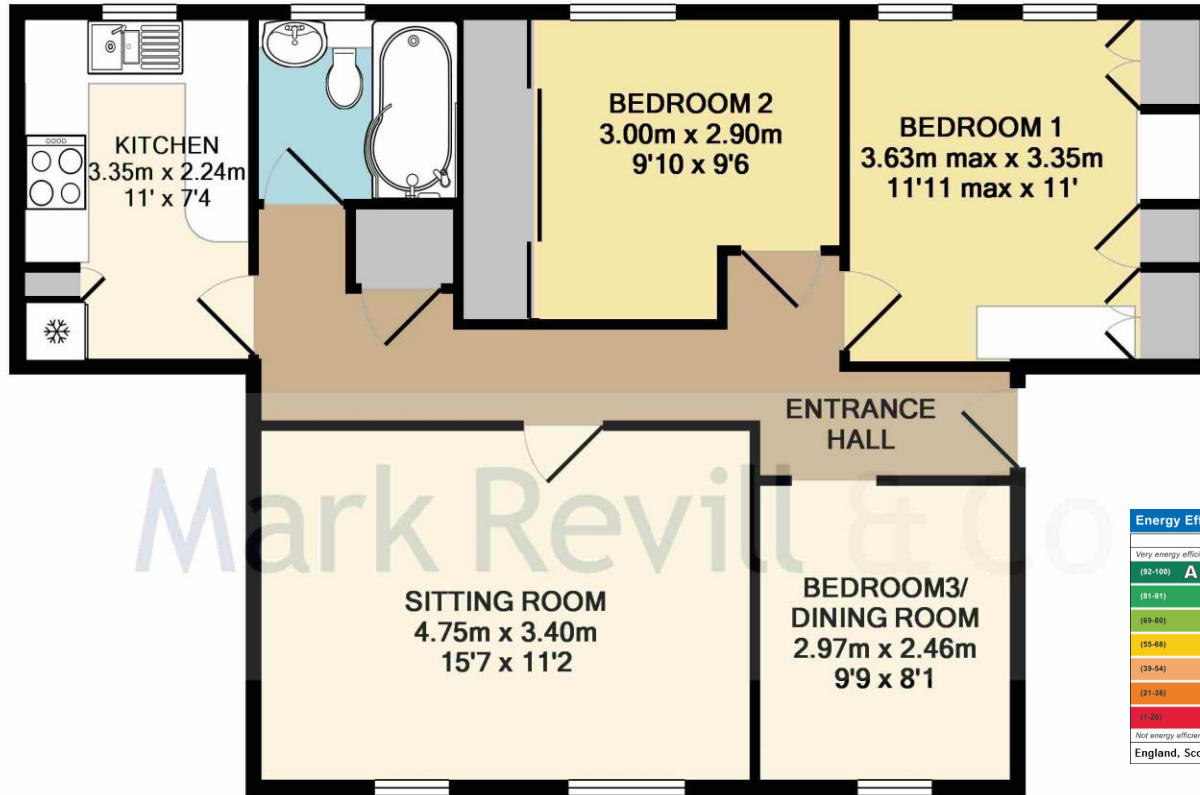
OUTGOINGS

Ground Rent £125 per annum.

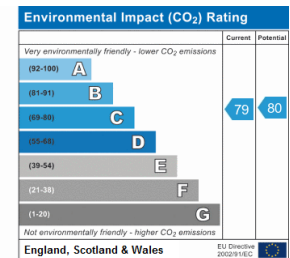
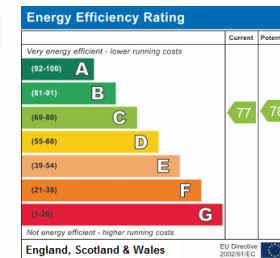
Maintenance £224.31 pcm to include buildings insurance and water rates.

Lease 127 years from March 1997.





Mark Revill & Co



TOTAL APPROX. FLOOR AREA 66.8 SQ.M. (719 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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