21 Blenheim Mews
Southdowns Park, Haywards Heath, West Sussex. RH16 4SN

£260,000

This unique mews style property forms part of an impressive Grade II listed Victorian building set in extremely well kept extensive grounds. This charming home offers bright, versatile and well presented accommodation featuring a splendid dual aspect split level living room with fitted kitchen/dining room and study area with central spiral staircase to first floor accommodation which incorporates a master bedroom with en suite shower room and 2 further areas. In addition, there is a further bathroom on the ground floor, gas central heating is installed and there are double doors to the rear opening to a small gravelled courtyard area within the communal gardens. There is an allocated car space to the front plus ample visitors permit parking and the residents of Southdowns Park enjoy the use of the lovely communal gardens with well kept lawns paved terraces and barbecue area, there is a private gymnasium and for a nominal membership fee residents may join the St Francis Social and Sports Club with its tennis courts, bowls green and indoor swimming pool.

The exclusive Southdowns Park development lies on the southern edge of town just a short walking distance to Princess Royal Hospital and to a Sainsbury’s Local. There are several well regarded schools in the locality catering for all age groups and the town centre is within easy reach offering a wide range of shops, The Broadway with its array of restaurants, a modern leisure complex and a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over
5 miles to the west via the recently opened bypass, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Own Entrance Glazed panelled front door to:

Entrance Lobby With decorative balustrade. Built-in storage cupboard housing wall mounted Baxi combination boiler. Window shutter. Radiator. Steps down to:

Superb Open Plan Split Level Open Plan Living & Kitchen/Dining Room Overall measurement 30'3" x 24' maximum (9.22m x 7.32m) Laminate flooring.

Kitchen 8'8" x 8'2" (2.64m x 2.49m) Inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces extended to form breakfast bar, cupboards, drawers and integrated dishwasher beneath. Built-in brushed steel Bosch electric oven, 4 ring gas hob, extractor hood over. Fitted glass shelving. Attractive recessed arched window.

Dining Room 15'9" x 14'4" (4.80m x 4.37m) Radiator. Central spiral open tread staircase to first floor. Steps to:

Living Room 15'8" x 11'2" (4.78m x 3.40m) Part glazed panelled casement doors to rear courtyard and communal gardens. TV aerial point. Window shutters. 2 radiators.

Study Area 8'10" x 8' (2.69m x 2.44m) with 5'11" (1.8m) ceiling height (maximum). With light point.


FIRST FLOOR

Galleried Landing With attractive balustrade.

Bedroom 1 11'9" x 10'6" (3.58m x 3.20m) 2 velux double glazed windows. Eaves storage cupboard. Radiator.

Dressing Area 13'10" (4.22m) in length. Restricted ceiling height at the far end with deep under eaves storage cupboard.

En Suite Shower Room Refitted with white suite comprising large glazed fully tiled shower cubicle, basin with single lever mixer tap, cupboards beneath, wc. with concealed cistern. Extractor fan. Heated ladder towel warmer/radiator. Vinyl flooring.

Area 2 11'9" x 9'2" (3.58m x 2.79m) with ceiling height of 6'4" (1.93m) Window shutters. Radiator.

Area 3 11'9" x 9'1" (3.58m x 2.77m) with ceiling height of 6'4" (1.93m) Window shutters. Radiator.

Note: Partition walls have been installed on the landing to create areas 2 and 3 which the current owners use as bedrooms.

OUTSIDE

The property has access from the living area via part glazed casement doors to a gravelled filled courtyard area enclosed with low box hedging opening to the communal grounds.

Allocated Car Space No. 110. Plus ample visitors permit parking.

COMMUNAL FACILITIES

The residents have the use of a gymnasium in the basement of Cavendish House and the extensive communal south facing grounds to the rear of the building incorporates terrace lawns, extensive paved terraces with water feature enjoying fine open views to the South Downs. For a nominal joining fee residents can have the use of a heated swimming pool, tennis courts and bowling green.

OUTGOINGS

Ground Rent & Maintenance About £3,995 per annum, includes buildings insurance, water bills, gym membership, window cleaning, concierge, gardening, exterior lighting painting and general upkeep.

Lease 125 years from March 1997.

Managing Agents Pembroke Property Management, Foundation House, Coach Horses Passage, Tunbridge Wells, TN2 SNF. Tel: 0333 344 2100
PROPERTY MISDESCRIPTIAMS ACT 1991. Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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MARK REVILL & CO

GROUND FLOOR
APPROX. FLOOR AREA 61.0 SQ.M.
(667 SQ.FT.)

STUDY AREA
2.69m x 2.44m
8'10" x 8'

LIVING ROOM
4.70m x 3.40m
15'9" x 11'2"

DINING ROOM
4.80m x 4.37m
15'9" x 14'4"

KITCHEN
3.05m x 2.64m
10' x 8'8"

ENTRANCE LOBBY

BATHROOM
UTILITY ROOM

1ST FLOOR
APPROX. FLOOR AREA 55.5 SQ.M.
(597 SQ.FT.)

BEDROOM 1
3.56m x 3.20m
11'8" x 10'6"

DRESSING AREA

LANDING

SHOWER ROOM

EAVES STORAGE

TOTAL APPROX. FLOOR AREA 116.5 SQ.M. (1254 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 non-statement. This plan is for reference purposes only and should be treated as such by any prospective purchaser. The approximate floor areas shown on the plan include outbuildings such as garages if these are shown on the floor plan.

Made with Schemajo (12/02/10)