John Savage

FOR SALE

Syresham Gardens

The Priory, Haywards Heath, West Sussex, RH16 3XB

£300,000

AT A GLANCE

A duplex apartment within a converted landmark

2 BEDROOMS	**1** BATHROOM	**2** RECEPTION ROOMS
Duplex PROPERTY TYPE	**827 sq ft** FLOOR AREA (77 M²)	**D** EPC RATING

REFERENCE 1466035

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PROPERTY DESCRIPTION

Tucked behind Haywards Heath town centre, this two-bedroom duplex sits within The Priory, a converted late-1800s landmark, across two floors of 827 sq ft.

The Priory was established in the late 1800s by an English community of nuns returning from Bruges. It became the first permanent Roman Catholic place of worship built in Haywards Heath since the Reformation, and during the First World War it gave sanctuary to Belgian nuns and refugees. The building has since been converted for residential use, and no two apartments within it share the same layout.

This home has no neighbours above and none directly to either side. The open-plan kitchen, dining and day room takes light from large windows under high ceilings. Sloping ceilings and character features carried over from the original building give each room its own form.

The layout is flexible. It is currently arranged as two bedrooms with a separate sitting room and a further room used as a home office and occasional guest space. The ground floor holds a living room of 8'10 x 16'2 and a sitting area of 12'4 x 9'5, alongside the kitchen and the bathroom; both bedrooms sit on the upper floor. The principal bedroom has bespoke fitted storage and a dressing area, and the second bedroom has custom wardrobes built around the roofline. The bathroom is generous at 10'9 x 9'6, with a bath, a rainfall shower and a vanity unit.

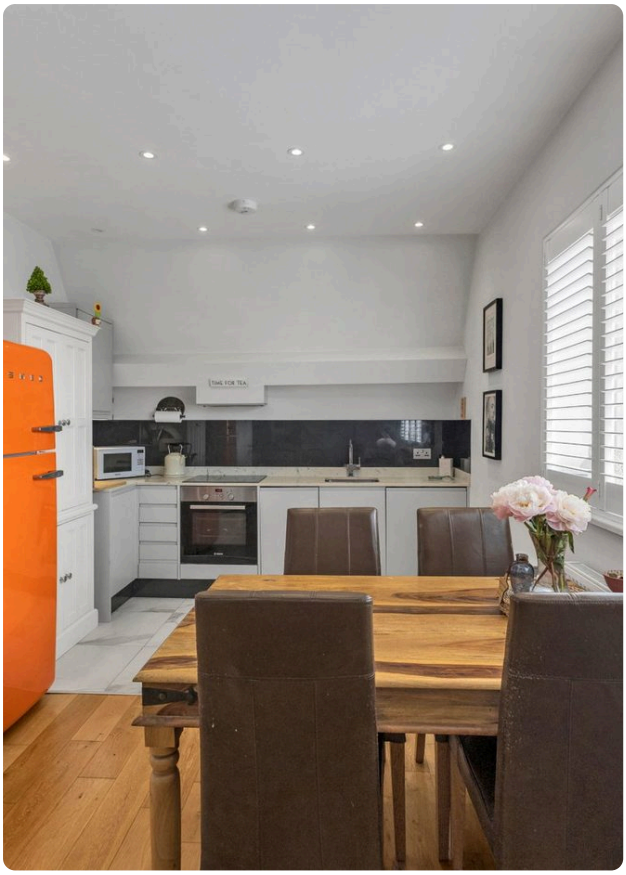
A secure video entry system serves the apartment, which sits in a tucked-away position within the development.

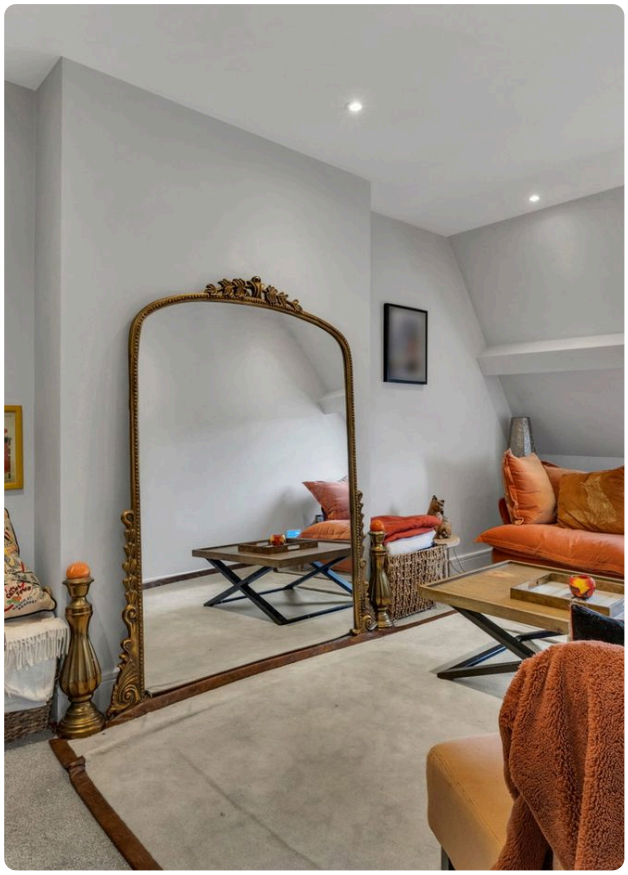
EPC rating D (current score 65). Viewings are by appointment.

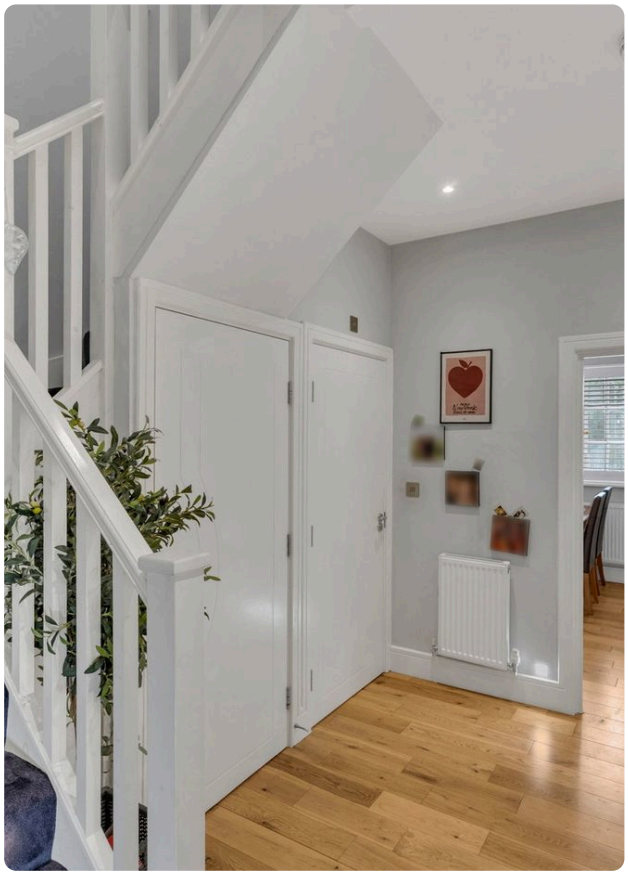
Key features

- ✓ Duplex apartment within The Priory, a converted late-1800s landmark
- ✓ No neighbours above and none directly to either side
- ✓ Open-plan kitchen, dining and day room with high ceilings
- ✓ Separate sitting room plus a flexible office / guest room
- ✓ Principal bedroom with bespoke storage and dressing area
- ✓ Second bedroom with custom wardrobes around the roofline
- ✓ Generous bathroom with bath and rainfall shower
- ✓ Secure video entry system
- ✓ Haywards Heath town centre a short walk away
- ✓ Station 15–20 min on foot (London, Brighton, Gatwick)
- ✓ Wakehurst Estate (Kew Gardens), 500 acres, close by
- ✓ 827 sq ft (77 m²) over two floors, EPC rating D

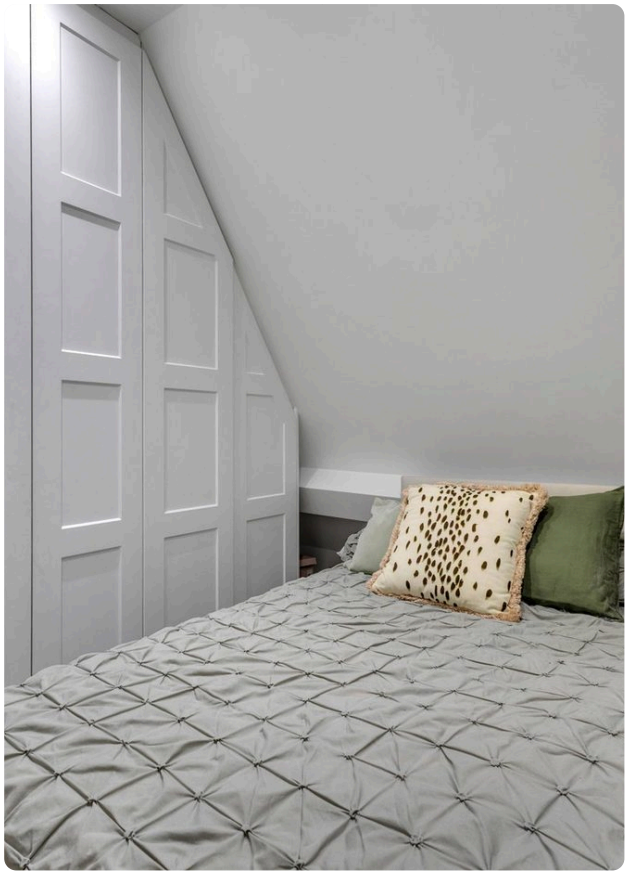
INSIDE — LIVING SPACES

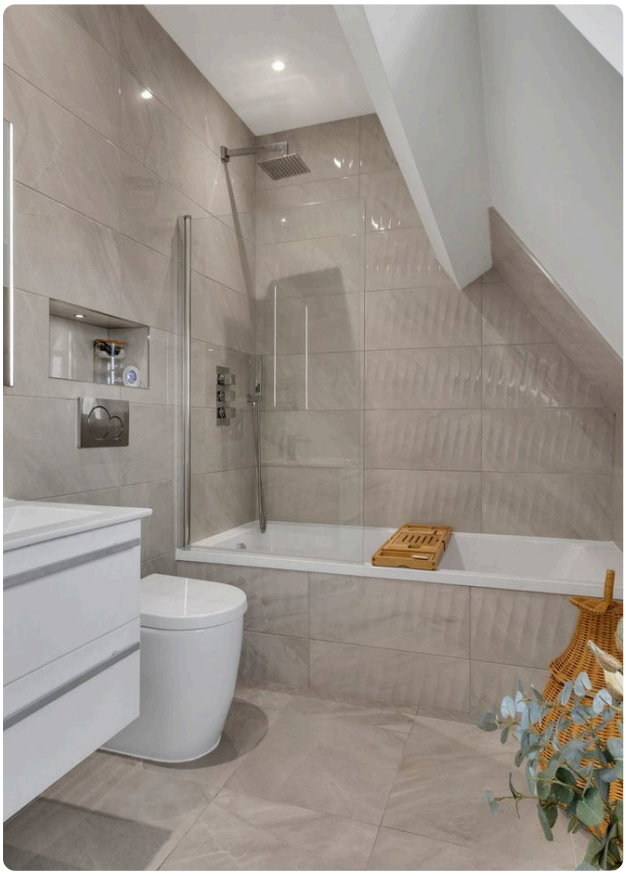






INSIDE — BEDROOMS & BATHROOM





LOCATION & LIFESTYLE

Haywards Heath, West Sussex

On the doorstep

- Waitrose and Marks & Spencer within a short walk
- Independent cafés, restaurants and everyday amenities in the town centre
- Wakehurst Estate, managed by Kew Gardens — 500 acres of woodland, lakes and trails

Getting around

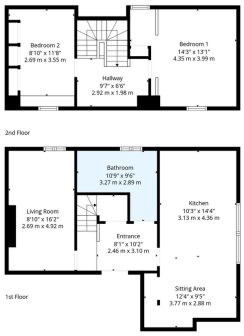
- Haywards Heath station roughly 15–20 minutes on foot
- Direct rail services to London, Brighton and Gatwick Airport
- Well placed for commuting, the coast and early flights

Postcode RH16 3XB. Travel times are approximate and given as a guide only.

FLOORPLAN & ENERGY

Layout and energy performance

Floorplan



Total: 827 sq. Ft, 77 m2
1st Floor: 552 sq. Ft, 51 M2, 2nd Floor: 275 sq. Ft, 26 m2
Excluded Areas: Low Ceiling: 46 sq. Ft, 4 M2, Sitting Area: 8 sq. Ft, 1 M2, Bedroom 1: 55 sq. Ft, 5 M2, Bedroom 2: 31 sq. Ft, 3 M2, Walls: 103 sq. Ft, 8 m2

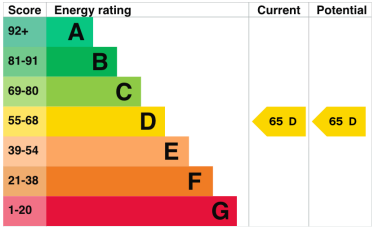
Floor Plan Created By Mahesh Modhu. Measurements Deemed Highly Reliable But Not Guaranteed.

EPC — Rating D

Energy rating and score

This property's energy rating is D. It has the potential to be D.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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Estate agency, but without the bullsh*t.

SPEAK TO JOHN

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THIS PROPERTY

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