



**Regency Mews, Queens Road,
Haywards Heath,
RH16 1QL**

Asking Price £280,000

01444 474447
brocktaylor.co.uk

**Residential sales, lettings,
land and new homes.**

PROPERTY

This stylish apartment has been thoughtfully updated and is offered in excellent condition throughout, making it an ideal purchase for commuters, first-time buyers, downsizers or investors alike.

The property benefits from underfloor heating throughout, providing a comfortable and energy-efficient living environment, while the recently installed engineered oak flooring in the open-plan lounge/kitchen creates a contemporary and elegant feel. The bedrooms and hallway have also been enhanced with new carpets, adding a fresh and welcoming finish.

The spacious open-plan living area offers ample room for both relaxing and entertaining, with a well-appointed kitchen and generous lounge space enjoying excellent natural light. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room, plus a stylish family bathroom, all presented to a high standard.

A particular advantage of this apartment is that the current vendors are in the process of drafting a new lease, providing valuable peace of mind for future purchasers and enhancing the property's long-term appeal.

OUTSIDE

Externally, residents benefit from secure gated parking with an allocated parking space, a secure bike store, together with the convenience of lift access to the second floor.

LOCATION

Regency Mews is ideally located within easy walking distance of Haywards Heath's mainline railway station, offering excellent services to London, Brighton and Gatwick, as well as the town's shops, restaurants and leisure facilities.

Tenure: Leasehold
Lease Term: 200 years
Service Charge: £3,000
Ground Rent: Peppercorn
No onward chain.





Buses

1 minute walk



Shops

Waitrose
3 minute walk



Trains

Haywards Heath
3 minute walk



Airport

Gatwick



Roads

M23



Sport & Leisures

Dolphin Leisure
Centre



Rental Income

£tbc pcm



Schools

Primary - St Josephs &
Harlands
Secondary - Oathall



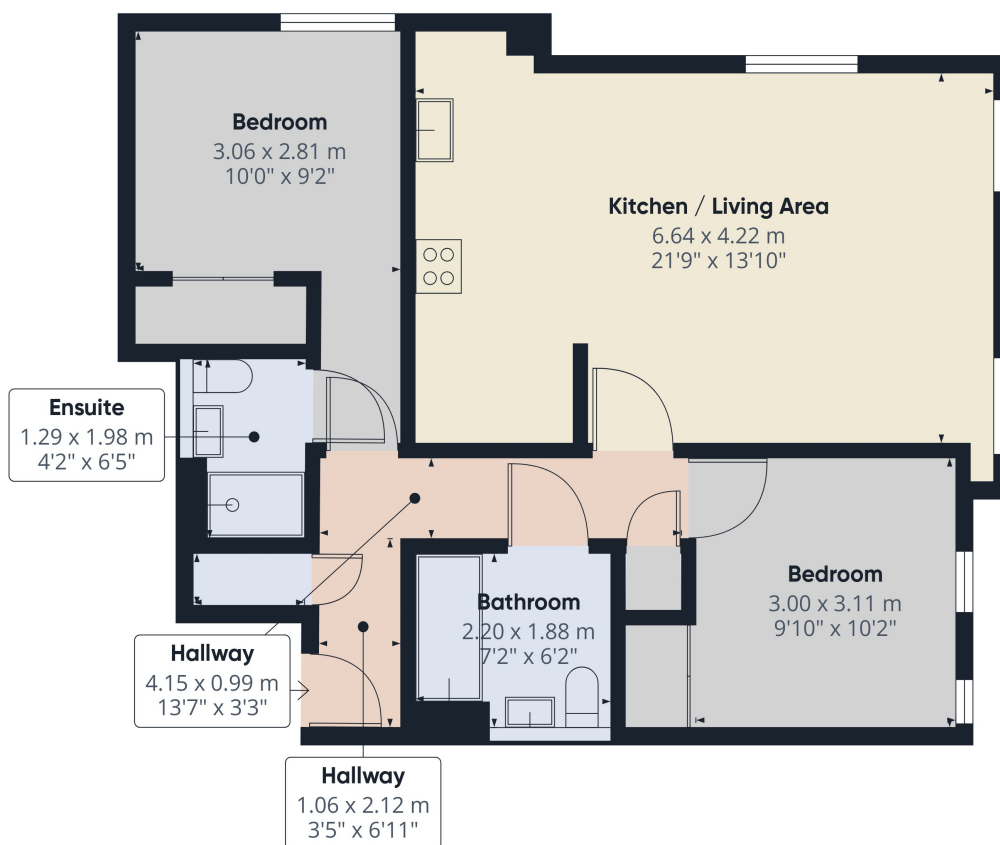
Fibre Broadband

Up to 1600 Mbps



Council Tax

Band D



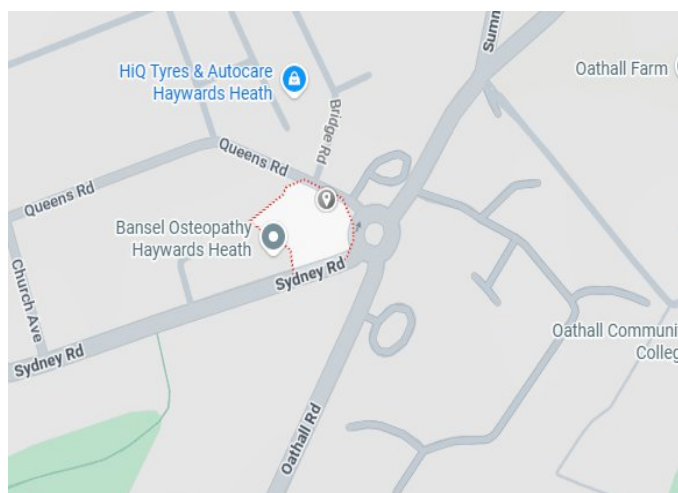
Approximate total area⁽¹⁾
66.3 m²
713 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



Total Approximate Floor Area
713 sq ft/ 66.3 m²

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

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