



**Queens Road
Haywards Heath, RH16 1AF**

OIEO £390,000

01444 474447
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**Residential sales, lettings,
land and new homes.**

PROPERTY

Presenting an exceptional opportunity to acquire this immaculate semi-detached bungalow, ideally situated in a highly sought-after location renowned for its convenient access to public transport links, reputable nearby schools, and a host of local amenities.

The bungalow boasts a well-proportioned and beautifully appointed reception room. Bathed in natural light from large windows, this inviting space features a charming fireplace, perfect for relaxing evenings, as well as delightful garden views, creating a calm and picturesque ambience. Direct access to the garden enhances the living experience, providing the ideal setting for entertaining guests or enjoying peaceful moments outdoors. There are two double bedrooms, each offering comfortable, versatile spaces for restful nights and ample storage prospects. The contemporary kitchen is thoughtfully designed, featuring an abundance of natural light and presenting an ideal environment for culinary pursuits.

A sleek and stylish bathroom further complements the property, completing the home's practical and elegant layout.



OUTSIDE

To the front is one allocated parking space and a small stone garden area. The rear wrap around patio garden has been lovingly maintained to offer privacy and offers several different areas to either sit and relax, enjoy flower borders or grow your own fruits and vegetables.

LOCATION

Knights Court sits at the eastern end of Queens Road, a short walk from shops, restaurants at Commercial Square, and the Broadway's cafés and bars. Clair Park is 50 yards away, with Waitrose, Sainsbury's and the Dolphin Leisure Centre also close by. Haywards Heath station (0.3 miles) offers fast trains to London (Victoria/London Bridge – 47 mins), Gatwick (15 mins), and Brighton (20 mins). Buses run along Sydney Road to the town centre ($\frac{1}{4}$ mile). Road access to Gatwick and the M25 is via the A272 and A/M23.

Nearby schools include:

- Oathall Community College (0.3 miles)
- Blackthorns Primary (0.45 miles)
- Lindfield Primary (0.6 miles)
- St Joseph's RC Primary (0.65 miles)





Buses

1 min walk



Shops

4 min walk



Trains

Haywards Heath
4 min walk



Airport

Gatwick
13.6 miles



Roads

M23
7.6 miles



Sport & Leisure

Dolphin Leisure centre
0.5 miles



Rental Income

£1,500 pcm



Schools

Oathall College
Harlands Primary
Blackthorns Primary



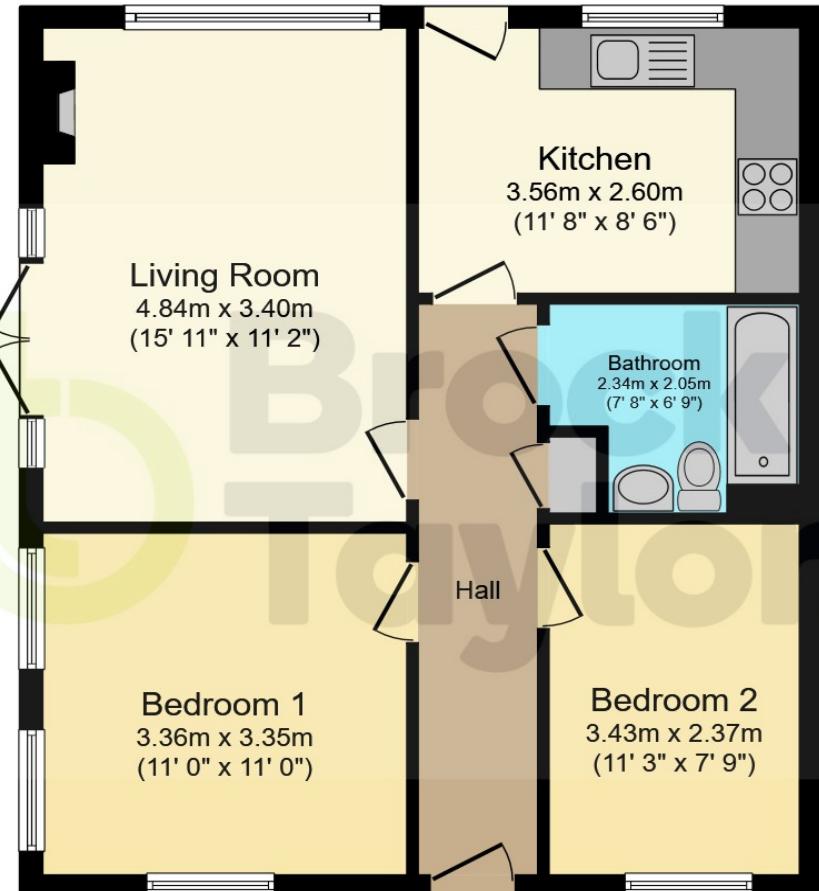
Broadband

Up to
1500 Mbps



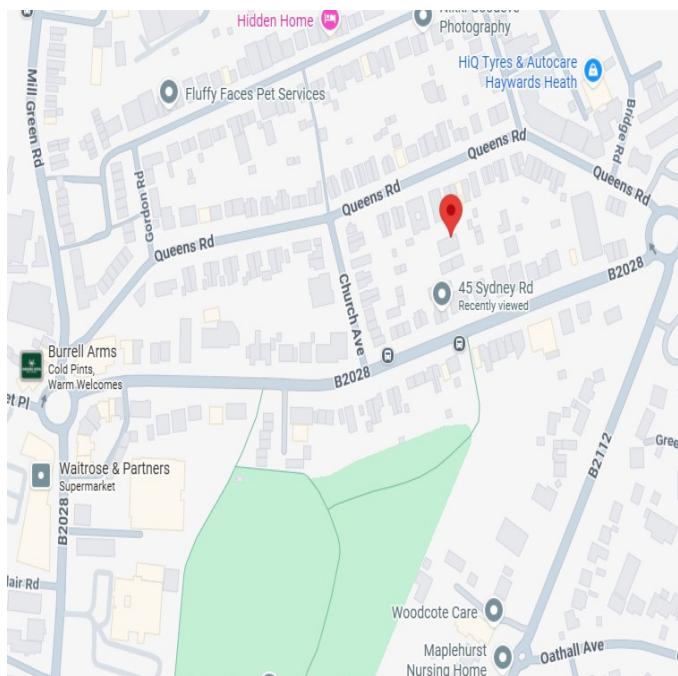
Council Tax

Band C



Floor Plan

Map Location



Total Approximate Floor Area
58.5 sq.m. / 630 sq.ft.

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing arrangements by appointment through Brock Taylor
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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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