



**hamlyn
smith.**

Queens Road, Haywards Heath, RH16 1EE

GUIDE PRICE
£475.000 - £500.000

hamlyn smith.



3 Bedrooms



2 Receptions



1 Bathroom

Nestled on charming Queens Road in Haywards Heath, this attractive 1940s mock-Tudor semi offers a perfect blend of character and modern comfort. Featuring two spacious reception rooms, a well-equipped country kitchen, two generous double bedrooms and single bedroom/office, the home is ideal for families or anyone seeking a cozy retreat. Outside, enjoy a good-sized private garden and off-road parking for two. Well-positioned in a vibrant community, this property combines charm, practicality, and convenience—an inviting home not to be missed.

- Large 3-Bedroom Victorian Home
- Positioned in Central Haywards Heath
- 2 Reception Rooms
- Scope to Extend to Side & Rear (STPP)
- Country-Style Kitchen with Appliances
- Spacious Family Bath & Shower Room
- Low-Maintenance Rear Garden & Driveway
- No Onward Chain
- Council Tax Band D







hamlyn smith.



50 Goldstone Villas, Hove, BN3 3RS



01273 762222



hello@hamlynsmith.co.uk

Perfectly positioned on Queens Road, one of the most central yet peaceful streets in Haywards Heath, this Victorian home enjoys the best of both worlds — just a short stroll from the mainline station, while also offering easy access to the charming villages of Lindfield and Ardingly. The location is exceptionally convenient, placing shops, cafés, and transport links all within easy reach, as well as a host of highly regarded local schools including Blackthorns Community Primary Academy, Oathall Community College, and Lindfield Primary Academy.

This elegant Victorian semi-detached home combines classic period features — such as large bay windows, cast iron fireplaces, and tall ceilings — with contemporary comfort and offers fantastic potential for enhancement. The property presents an excellent opportunity to extend, whether into the loft or to the side and rear, subject to the usual consents.

At the front of the property, a private driveway provides space for two vehicles, with the entrance positioned along the side of the house leading into the living and dining areas. Inside, the accommodation features a welcoming entrance and dining hall with stairs ascending to the first floor, under-stairs storage, and a door through to the rear kitchen. The kitchen offers a charming country-style design complete with quality appliances, tiled flooring and space for a breakfast table and chairs. Upstairs, a large central landing provides access to two generous double bedrooms and a single bedroom or study, all served by a beautifully appointed bathroom with a roll-top bath, separate shower cubicle, and a convenient separate WC.

The rear garden is a true highlight, offering a raised terrace ideal for entertaining, a neat lawn bordered by mature shrubs and plants, and a useful garden shed. The property also benefits from ultrafast fibreoptic broadband — perfect for working from home — and gas central heating throughout. Offered with no onward chain, this characterful home provides a rare opportunity to create something truly special in one of Haywards Heath's most desirable central locations.

With the station just moments away — providing fast and frequent services to London (Victoria and London Bridge in around 42–45 minutes) — the property is perfectly situated for commuters. The town centre and The Broadway's cafés, bars, and restaurants are nearby, as are Waitrose, Sainsbury's, and the Dolphin Leisure complex. The A23 offers easy access to Gatwick Airport, Brighton's cosmopolitan seafront, and the beautiful open spaces of the South Downs National Park and Ashdown Forest.

Queens Road

Approximate Gross Internal Area = 1012 sq ft / 94 sq m

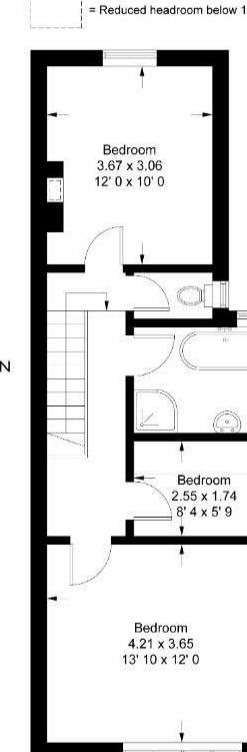
(Excluding Reduced Headroom)

Reduced Headroom = 13 sq ft / 1.2 sq m

Total = 1025 sq ft / 95.2 sq m



= Reduced headroom below 1.5m / 5'0



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.