



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

■ ■ ■ Mark Reville & Co

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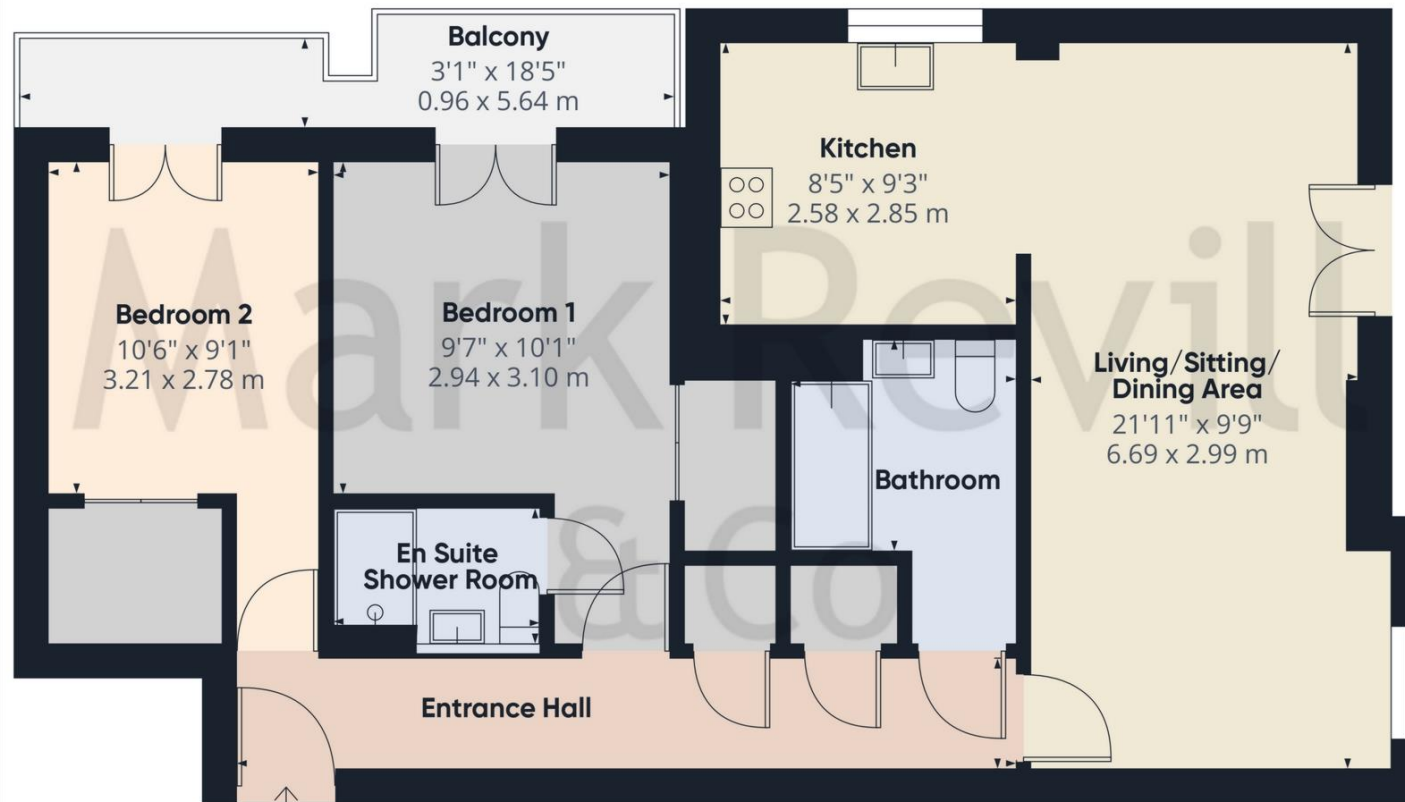
### Guide Price £300,000 Leasehold

Set within an exclusive gated development, this stunning second-floor apartment offers spacious and contemporary living finished to a high specification throughout. The property features a generous L-shaped open-plan living space, comprising a stylish sitting area, dining area, and modern fully-fitted kitchen with high gloss cabinets, all complemented by elegant flooring and a Juliet balcony. Both double bedrooms are appointed with built-in wardrobes and French doors opening onto a private balcony. The principal bedroom further benefits from a sleek en suite shower room, while the second bedroom has use of a well appointed family bathroom. Additional features include two large storage cupboards, underfloor heating, allocated & visitors parking, lift access, and a secure telephone entry system for added convenience and peace of mind.

Situated in this sought after central location just a few minutes' walk of Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Also within the vicinity are Waitrose and Sainsbury's superstores, the Dolphin Leisure complex and several well regarded schools. The town centre is within easy reach with its wide range of shops as is The Broadway with its array of restaurants. The A23 lies about 5.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering a natural venue for countryside walking.







**Approximate total area<sup>(1)</sup>**

748 ft<sup>2</sup>

69.4 m<sup>2</sup>

**Balconies and terraces**

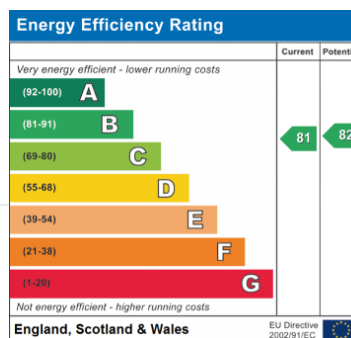
55 ft<sup>2</sup>

5.1 m<sup>2</sup>

(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.

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PROPERTY MISDESCRIPTIONS 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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