



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(91-100) A		(82-91) A	
(81-90) B		(71-81) B	
(69-80) C		(59-70) C	
(55-68) D		(48-58) D	
(39-54) E		(38-47) E	
(21-38) F		(21-37) F	
(1-20) G		(1-20) G	

England & Wales EU Directive 2002/91/EC



21 Regency Mews Queens Road, Haywards Heath, W. Sussex, RH16 1QL

Guide Price £425,000 Leasehold

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What we like...

- * Exceptional 30ft open plan kitchen/reception room ideal for entertaining.
- * Oversized double garage with ample parking and storage space - ideal for home gym.
- * Secure gated development, with lift service.
- * Short walk to Haywards Heath's mainline station - ideal for commuting professionals.
- * Extended lease meaning ground rent is now a peppercorn.

Welcome to The Penthouse...

Embrace apartment living with one of the finest penthouses in Haywards Heath, situated in the prestigious Regency Mews - a gated development within short walk of the mainline station. Our clients have recently extended the lease meaning you only have a peppercorn ground rent to pay.

Stunning apartments of this calibre are rarely available and the light & airy, contemporary open-plan living is ideal for hosting & entertaining. The 30ft x 18ft dual aspect reception room truly is the focal point of the penthouse, boasting a sleek 'Paula Rosa Monza' designer kitchen with high gloss units, 'Silestone' worksurfaces, central island with breakfast bar & integrated 'NEFF' appliance (electric oven & hob, fridge, freezer, dishwasher & microwave). The Utopia bathroom & en-suite are fully tiled and enjoy chrome 'Aqualisa' high pressure showers.

The full accommodation extends to an impressive 1,101 sq ft and briefly comprises:- carpeted communal hall with LIFT SERVICE, central entrance hall, stunning open plan sitting/dining room/kitchen, master bedroom with recently upgraded en-suite shower room & fitted wardrobe, second double bedroom with fitted wardrobe & character 'skeilings' and separate bathroom.

Additional attributes include neutral décor, oak flooring to sitting/dining room/kitchen, oak veneered doors, digital TV/FM/SKY aerial points to reception room & bedrooms, utility cupboard in hallway housing the washer/dryer, thermostatically controlled underfloor heating, uPVC double glazed windows, audio entry phone system and lift service with 'express service' exclusive to the penthouses. Our clients have also added numerous "smart" features including smart lighting and blinds which can be operated via "Alexa" voice control.

Outside is the apartment enjoys the rare advantage of an oversized DOUBLE GARAGE complete with lighting & power. With parking in this area at such a premium, this a real attribute. One of the doors is electronically operated for ease and given the size there is plenty of space to park a car, store items and have a home gym.

This apartment would make an ideal purchase for the professional commuter seeking contemporary living with swift transport links to London, Brighton and Gatwick International Airport. Alternatively, it would provide a secure UK 'bolt hole'.



The Location...

Regency Mews is an exclusive gated development of just twenty-four luxury apartments and six town houses situated on Queens Road, less than a half-mile from Haywards Heath mainline station with its fast and regular services to London (London Bridge/Victoria in approx 47 mins), Gatwick International Airport and Brighton. Haywards Heath town centre is just under one mile distant and provides extensive range of shops. The Broadway offers an excellent selection of cafés, restaurants, bars and pubs whilst the town's leisure facilities include the Dolphin Leisure Centre. Surrounding towns and cities can be accessed via the A272 or A23(M) with the latter lying approximately five miles west of the town at Warninglid.

The Finer Details...

Title Number: WSX362301

Lease: 197 years remaining TBC

Service Charge: £2,250 p.a. including building insurance

Ground Rent: Peppercorn

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrasfast (910 mbps download)

NB: We believe this information to be correct but recommend intending buyers check before exchange of contracts.

