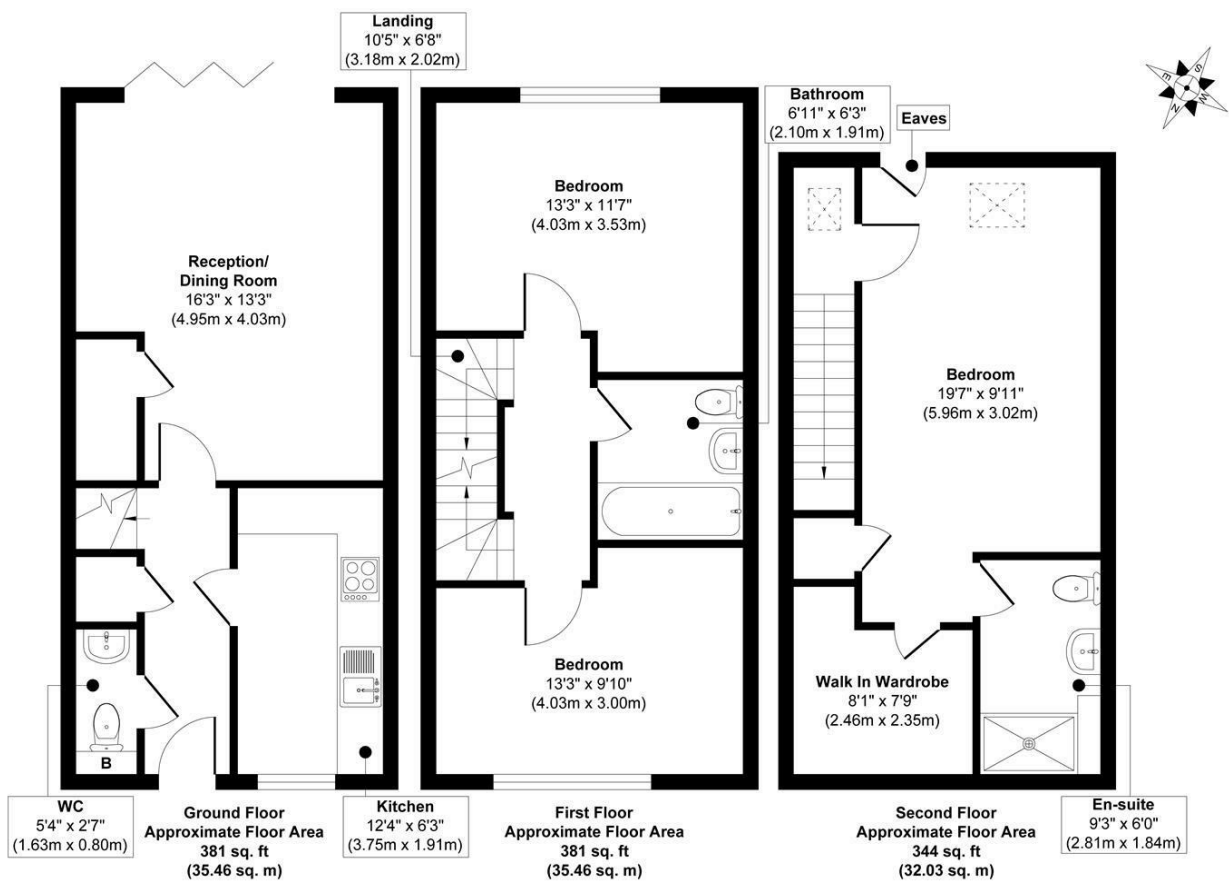


**3 Henry Mews, Haywards Heath, RH16 3UT**

**Guide Price £475,000 Freehold**

**PSPhomes**

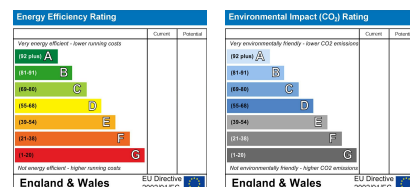
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**Approx. Gross Internal Floor Area 1106 sq. ft / 102.95 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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VIEWING BY APPOINTMENT WITH PSP HOMES  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

### 3 Henry Mews, Haywards Heath, RH16 3UT

Things We Love...

**Exclusive gated setting** – Tucked away within Henry Mews, a private development of just five homes, offering a rare sense of security, privacy and community in the heart of Haywards Heath.

**Walk-everywhere lifestyle** – Just a short stroll from The Broadway, town centre amenities and Haywards Heath station, making it ideal for commuters and couples who want cafés, restaurants, shops and London connections all within easy reach.

**Fantastic entertaining space** – The spacious reception/dining room opens through impressive bi-folding doors onto the south-facing garden, creating a seamless indoor-outdoor living experience that's perfect for summer gatherings and relaxed evenings at home.

**Stylish accommodation over three floors** – Three genuine double bedrooms, including a superb top-floor principal suite with walk-in wardrobe and en-suite, providing flexible space for guests, home working or growing into.

**Turnkey and low maintenance** – Featuring a beautifully appointed modern shaker-style kitchen, contemporary bath and shower rooms, a private south-facing garden and two allocated parking spaces directly outside the front door. Simply move in and enjoy the lifestyle.

#### A Lifestyle of Convenience...

Tucked away behind secure electric gates within the exclusive Henry Mews, a private collection of just five homes, this beautifully presented three-bedroom townhouse offers an enviable lifestyle in one of Haywards Heath's most convenient yet discreet locations. Positioned just a 10-minute walk from The Broadway and town centre amenities, and approximately 15 minutes on foot from Haywards Heath mainline station, the property is perfectly suited to professionals, commuters and couples seeking the ease of a walkable lifestyle without compromising on privacy. Combining over 1,100 sq ft of stylish accommodation with a south-facing garden and two allocated parking spaces directly in front of the property, this is a rare opportunity to secure a turnkey home within an intimate and highly regarded gated development.

#### The Home...

Arranged across three floors, the accommodation is both practical and surprisingly spacious. The ground floor centres around a modern shaker-style kitchen, fitted with an extensive range of cabinetry, quality worktops and integrated appliances, creating a space that is as functional as it is attractive. Beyond, the generous reception/dining room stretches across the rear of the house, providing a superb entertaining space with ample room for both relaxing and dining. A standout feature is the impressive wall of bi-folding doors which flood the room with natural light and open the living space directly onto the south-facing garden, creating a seamless indoor-outdoor flow that is perfect for summer gatherings and everyday living. A cloakroom completes the ground floor.

The upper floors provide excellent bedroom accommodation, ideal for couples who require guest space, a home office, or room to grow. On the first floor are two generous double bedrooms, both served by a stylish family bathroom, while the entire second floor is dedicated to a superb principal suite. This private retreat features a spacious double bedroom, a walk-in wardrobe and a contemporary en-suite shower room, offering the feel of a boutique hotel suite tucked away from the rest of the home. Thoughtfully designed and beautifully presented throughout, the property offers flexibility for modern lifestyles, whether working from home during the week or entertaining friends and family at the weekend.

#### Moving Outside...

Outside, the south-facing garden has been designed with ease of maintenance in mind, allowing more time to enjoy the lifestyle this location affords. The terrace provides the perfect setting for morning coffee, evening drinks or al fresco dining, while the direct connection to the reception room via the bi-fold doors makes the space feel like a natural extension of the home. To the front, the property benefits from two allocated parking spaces, a valuable feature so close to the town centre and station. Henry Mews itself is a hidden gem; a secure and peaceful enclave where residents enjoy a sense of exclusivity and community, all while being moments from vibrant cafés, restaurants, shops and excellent transport connections. For buyers seeking a stylish, low-maintenance home in a prime central location, few properties strike such a compelling balance between convenience, privacy and lifestyle.



#### The Mews...

Henry Mews itself is a hidden gem; a secure and peaceful enclave where residents enjoy a sense of exclusivity and community, all while being moments from vibrant cafés, restaurants, shops and excellent transport connections. For buyers seeking a stylish, low-maintenance home in a prime central location, few properties strike such a compelling balance between convenience, privacy and lifestyle.

#### The Location...

Henry Mews enjoys a tucked-away position in the heart of Haywards Heath, offering residents the rare combination of privacy and convenience. Set behind secure gates within an exclusive development of just five homes, the property is ideally placed for those who want to leave the car behind and enjoy a more connected lifestyle. The town centre and vibrant Broadway are both within a 10-minute walk, offering an excellent selection of independent cafés, restaurants, bars and everyday shopping facilities. Whether it's a morning coffee, dinner with friends or a weekend brunch, everything is within easy reach.

For commuters, Haywards Heath's mainline railway station is approximately 0.8 miles away (around a 15-minute walk) and provides fast and frequent services to London Victoria and London Bridge in under an hour, as well as direct connections to Brighton, Gatwick Airport and the South Coast. The town is also surrounded by some of Mid Sussex's most attractive countryside, with nearby parks, nature reserves and walking routes providing the perfect balance between town and country living. Combining excellent transport links, a thriving town centre and a highly desirable residential setting, Haywards Heath continues to be one of the most sought-after locations in Sussex for professionals, downsizers and London commuters alike.

#### The Finer Details...

Tenure: Freehold

Residents Association: Yes

Estate Charge: £500 p.a. (covers the upkeep of communal parts including gates, plants, etc. with a healthy surplus to the fund)

Local Authority: Mid Sussex District Council

Council Tax Band: E

Garden Orientation: South

Available Broadband Speed: Ultrafast Fibre

