



5 Osborne Mews, South Road, Haywards Heath, RH16 4LZ
£650,000



**MANSELL
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A truly fabulous town house situated in this small exclusive gated development of just 5 homes within the heart of the town centre and enjoying balconies on all the upper floors overlooking Victoria Park. The owner bought the property from Mansell McTaggart in 2021 and has embarked on a major refurbishment programme to include 2 new bathrooms, a beautiful new kitchen, new flooring and various other practical improvements to create an amazing home in a quite unique setting. The accommodation spans over 4 floors and extends to around 1879 ft.² offering flexibility with up to 4 bedrooms if required and would ideally suit someone looking for a very convenient and secure location and ideal for someone that wanted a UK bolt hole.

- Exclusive gated complex in town centre
- Recently refurbished to a high standard
- Balconies on all three of the upper floors
- Small courtyard garden on ground floor
- Parking, integral garage and EV point
- Refitted kitchen, bathroom and en-suite
- New flooring, decoration, gas boiler & hot water tank
- Within minutes of restaurants, cafés & bars
- 0.5 mile walk to the railway station
- Private estate charge: The complex is managed by the Residents Association and they all pay £125 per month into a fund to cover the upkeep of the shared areas
- EPC rating: C - Council Tax Band: F



Osborne Mews is a small select gated development of just 5 town houses adjoining and overlooking Victoria Park and accessed down a driveway off South Road behind Connells estate agents. All of the town's facilities including the shops on South Road and The Orchards as well as all the restaurants cafés and bars in the Broadway are literally within a 2–3 minute walk and the railway station can be accessed on foot within 10 minutes.

Victoria Park is one of the town's biggest open spaces where there are tennis courts, a cafe, skate park and the venue for various events for which you have a free view.

The town has numerous leisure groups, sports clubs and leisure centre, good local schools and a 6th form college.

The local area is well served by some of the County's best independent schools including Ardingly College, Great Walstead, Burgess Hill Girls, Cumnor House, Handcross Park and Worth. These and some other excellent schools ie, Brighton College, Lancing college, Roedean and Bedes all offer a school bus service with pick up points close by.

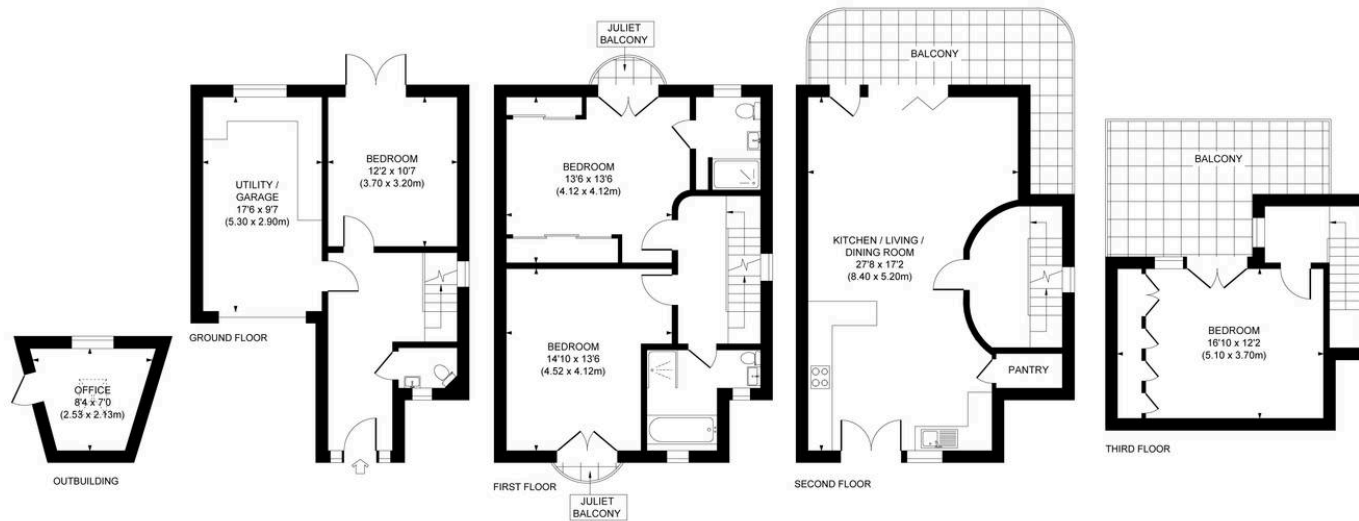
The railway station provides a fast commuter service to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins.

By road, access to the major surrounding areas can be easily gained via the A272 and A/M23, the latter lying about 5 miles to the west at Bolney for Warminglid.



Approximate Gross Internal Area

Main House 1,645 sq. ft / 152.82 sq. m
Garage 168 sq. ft / 15.61 sq. m
Outbuilding 66 sq. ft / 6.09 sq. m
Total 1,879 sq. ft / 174.52 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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