



27 Regency Mews
Queens Road, Haywards Heath, West Sussex. RH16 1QL

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£425,000

This superb end of terrace town house built about 11 years ago offers bright, spacious and well designed accommodation arranged over three floors. The stylish interior has the benefit of gas fired central heating and double glazing and incorporates 3 double bedrooms (two on the top floor), 2 luxury shower rooms (one en suite to the main bedroom), bathroom, cloakroom, a fine L shaped living room and a splendid refitted kitchen/breakfast room with high gloss fronted units and complete with appliances. There is an integral garage approached by a wide private drive and the particular feature is the L shaped south facing hard landscaped rear garden arranged with paved and slate filled sun terraces with large timber shed.

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.



GROUND FLOOR

Recessed Porch Attractive double glazed front door.

Hall Ample coat hanging space. Door to garage. Understairs cupboard. Radiator. Ceiling downlighters. Stairs to first floor.

Shower Room White suite comprising fully tiled shower cubicle with bi-fold glazed doors, basin with single lever mixer tap, cupboard under, mirror, small strip light/shaver point over, close coupled wc. Ceiling downlighters. Fully tiled walls. Tiled floor.

Sitting Room/Bedroom 3 14'4" maximum x 8'10" (4.37m x 2.69m) Radiator. Ceiling downlighters. 2 sets of double glazed casement doors to rear garden.

FIRST FLOOR

Landing Ceiling downlighters. Stairs to top floor.

Cloakroom wc with concealed cistern, useful shelf over, basin with single lever mixer tap. Extractor fan. Ceiling downlighters. Half tiled walls. Tiled floor.

Living Room 14'5" x 12'9" (4.39m x 3.89m) narrowing to 7'9" (2.36m). A fine double aspect room with 2 pairs of double glazed casement doors to glazed **Juliet balconies**. Further double glazed window. Good size storage cupboard. TV aerial point. Telephone point. Radiator.

Excellent Kitchen/Breakfast Room 14'3" x 11' (4.34m x 3.35m) narrowing to 8'3" (2.51m) in breakfast area. Comprehensively fitted with attractive range of wood grain effect high gloss fronted units with silestone work surfaces with upstands comprising inset stainless steel bowl and a half sink with mixer tap, extensive work surfaces, cupboards including corner carousel unit under. Integrated Smeg **washing machine**. Neff **dishwasher**. **Wine fridge**. Fitted Neff **4 ring halogen hob**, glass splashback with extractor hood over. Good range of wall cupboards. Built-in Neff brushed steel **electric oven** and **microwave**, cupboard under and over. Integrated Neff tall **fridge/freezer**. 2 further wall cupboards. Door entry phone/intercom. 2 double glazed windows. Radiator. Ceiling downlighters. Tiled floor.

TOP FLOOR

Landing Built-in slatted shelved airing cupboard.

Bedroom 1 12'4" x 9'1" (3.76m x 2.77m) Large built-in double wardrobe with floor to ceiling sliding mirror doors. Double glazed casement doors to glazed **Juliet Balcony**. Radiator. Ceiling downlighters.

En Suite Shower Room Fully tiled glazed shower, basin with single lever mixer tap, cupboard under, wc with concealed cistern. Recessed shelf. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Fully tiled walls. Tiled floor.

Bedroom 2 12'3" x 7'0" (3.73m x 2.13m) Large built-in double wardrobe with floor to ceiling sliding mirror doors. Double glazed casement doors to glazed **Juliet Balcony**. Radiator. Ceiling downlighters.

Bathroom White suite comprising shaped bath, single lever mixer tap and independent shower over with glazed curved screen, basin with single lever mixer tap, cupboard under, wc with concealed cistern, shelf over. Heated chromium ladder towel warmer/radiator. Large wall mirror. Extractor fan. Ceiling downlighters. Fully tiled walls. Tiled floor.

OUTSIDE

Integral Garage 18' x 7'10" (5.49m x 2.39m) Up and over door. Wall mounted Vaillant gas combination boiler. Light and power points. Double glazed window.

Private Drive

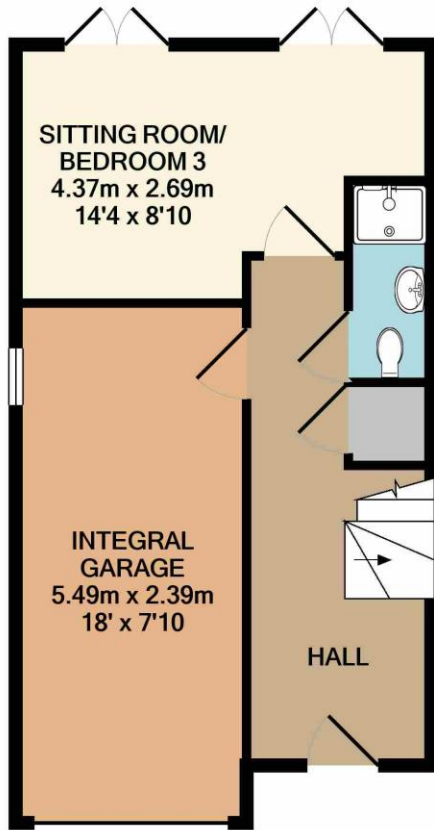
Delightful South Facing Courtyard Style Garden L shaped about 36 feet (10.97m) x 34'8" (10.57m) narrowing to 13'9" (4.19m). Arranged to the rear and side of the house with a paved sun terrace, raised slate flower planter. Area to the side arranged as a two-tier slate filled terrace with central circular stone motifs, raised and corner flower planters with timber walls. Good size **timber shed**. Outside lighting and water tap. The garden is fully enclosed by timber fencing and a high rendered wall with brick pillars and railings. Side access gate.

OUTGOINGS

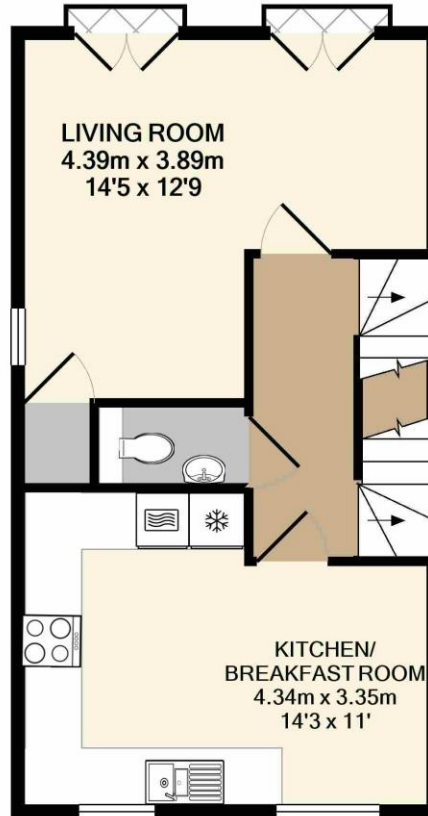
Estate Maintenance To be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

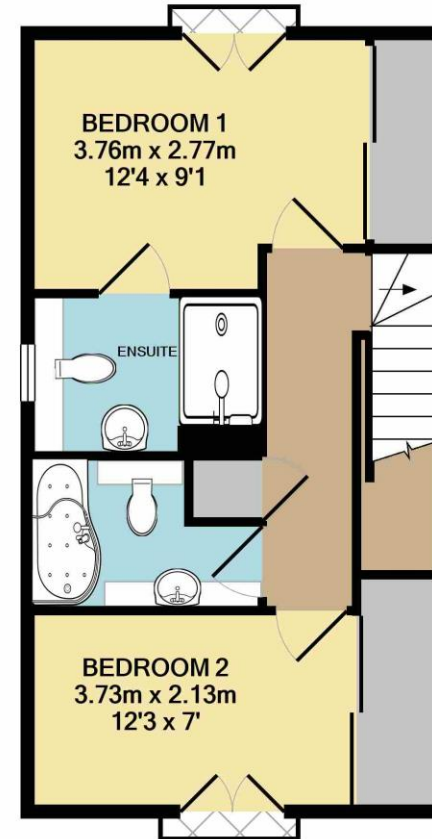




GROUND FLOOR
APPROX. FLOOR
AREA 35.2 SQ.M.
(379 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.4 SQ.M.
(392 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 36.1 SQ.M.
(389 SQ.FT.)

TOTAL APPROX. FLOOR AREA 107.7 SQ.M. (1159 SQ.FT.)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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