



10 Regency Mews, Queens Road, Haywards Heath, RH16 1QL

Guide Price £285,000 ... Leasehold



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A 785 ft.² first floor predominantly west facing 2 bedroom apartment with 3 balconies and allocated parking in this highly desirable gated complex with the benefit of a newly extended lease and zero ground rent charges.

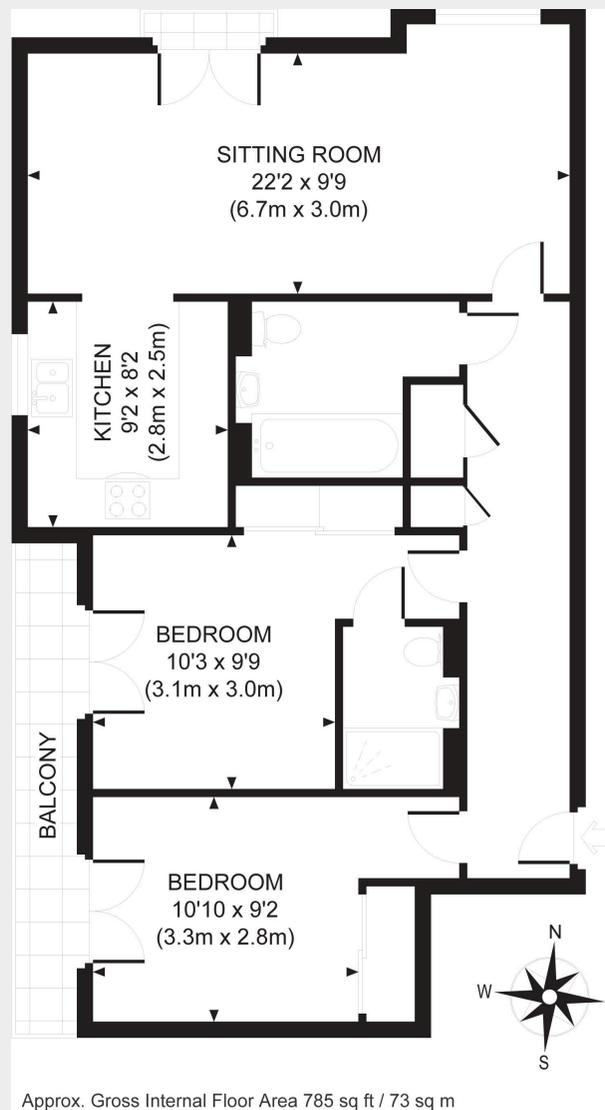
- 1st floor apartment in gated complex
- Staircase and lift service to upper floors
- Allocated parking space number 10
- Neutrally decor throughout
- Big sitting room with Juliette style balcony
- Modern kitchen with stone worktops & appliances
- 2 double bedrooms & 2 bath/shower rooms
- Sunny balcony access from both bedrooms
- 10 minute walk to railway station
- 10-15 minute walk to Lindfield High Street
- EPC rating: B - Council Tax Band: D
- Tenure: The current owners have recently gone through the process of buying a 90 year lease extension at a total cost of £30,000. Expires 31.12.2222 (196 years remaining)
- Ground rent: Peppercorn (None payable)
- Charges: for the current year of 2026
Estate and apartment service charge £2429
Sinking fund contribution: £645.85
(Total: £3074.85)
- Managing agents: www.RMGLiving.co.uk
T: 0345 002 4444



Regency Mews is located at the eastern end of Queens Road approximately 700 yards to the east of the railway station on the Haywards Heath/Lindfield borders. There is a local shop within 150 yards and nearby shops and food outlets include a Sainsbury's Superstore and Waitrose adjacent to the station. The town centre is within a pleasant 10/15 minute walk through glorious Clair Park where there is an extensive range of shops, stores, restaurants, cafes and bars. The leisure centre is just beyond the railway station offering excellent sports facilities and the town has many sports clubs and leisure groups. The picturesque tree-lined Lindfield High Street with its landmark pond, traditional range of shops and boutiques, pubs and restaurants is within a 15 minute walk to the north east. Children from this side of town generally fall into the catchment area for the primary schools in Lindfield but the property is also within comfortable walking distance of Harlands Primary in Penland Road. They go onto Oathall Community College with its own farm which can be easily accessed from an alley way off West Common. Warden Park Secondary Academy in Cuckfield is approximately 2.5 miles to the west. There is also a 6th form college just past the railway station. The railway station provides fast commuter links to London Bridge/Victoria in 45 mins, Gatwick Airport 15 mins and the south coast at Brighton 20 mins.

By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, Hanlye Lane, the A272 and the A/M23, which lies about 5.5 miles to the west at Bolney/Warninglid or 8.5 miles to the north at Maidenbower (Junction 10A).





Mansell McTaggart Haywards Heath

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