



11 Queens Court
Queens Road, Haywards Heath, RH16 1RJ

 Mark Reville & Co

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Guide Price £290,000 Leasehold

This splendid two bedroom maisonette is arranged over three floors and benefits from its own private entrance. The well-proportioned accommodation comprises a spacious living/dining room with an attractive bay window, a fitted kitchen with integrated appliances, and a useful storage cupboard on the first floor. On the second floor are two double bedrooms and a modern shower room. Externally, the property enjoys the advantage of a garage along with ample residents' parking within the close. Ideally situated in a convenient location, the property is within a short walk of the mainline station and local shops. Presented in good decorative order throughout, further benefits include gas-fired central heating, double glazed windows, no ongoing chain, and a long lease. Properties of this nature rarely come to the market, and an internal inspection is highly recommended.

Queens Court is situated in this popular position just a short walk to Haywards Heath station providing a fast and frequent service to central London (42-45 minutes), Lindfield's Historic High Street and Haywards Heath town Centre with an array of bars, shops and restaurants in The Broadway. The A23 is also close at hand offering direct access to the motorway network with Gatwick Airport lying just 13 miles to the north and the cosmopolitan city of Brighton and the South Coast is a similar distance to the South.

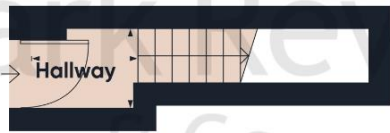
Service Charge: £80 per calendar month

Lease: 999 years from new & a share of freehold

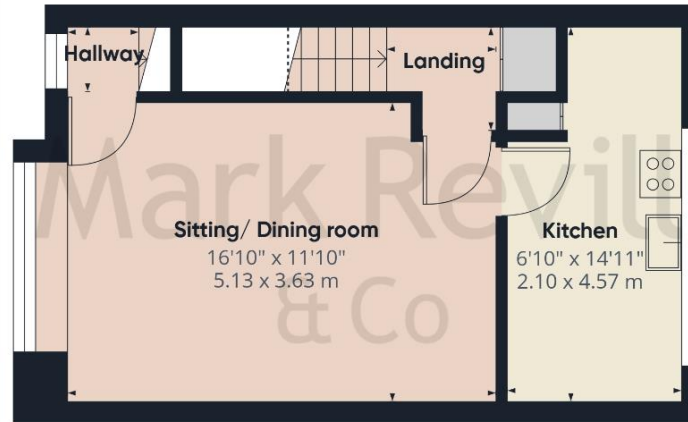
Managing Agents: Queens Court Ltd Residents



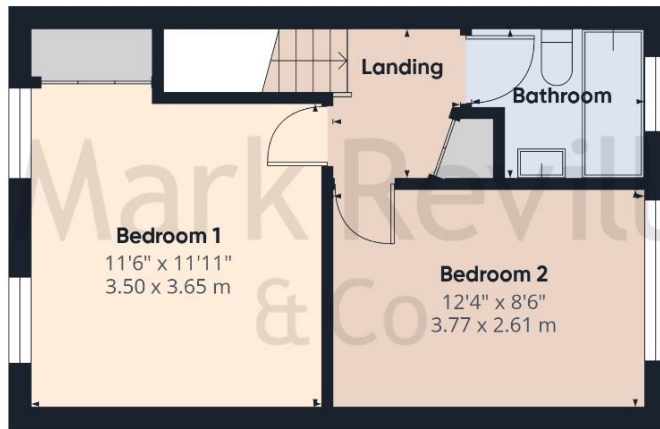




Ground Floor



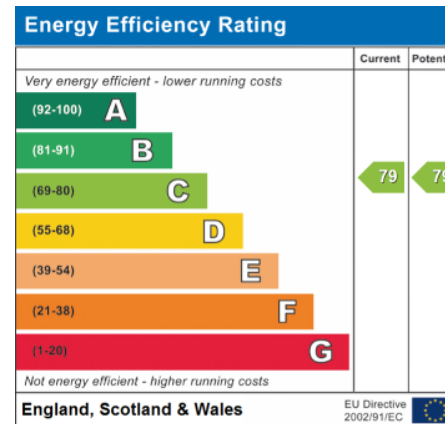
Floor 1



Floor 2



Approximate total area⁽¹⁾
696 ft²
64.7 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

Haywardsheath@markrevill.com

