



52 Queens Road
Haywards Heath, RH16 1EE

■ ■ ■ Mark Revill & Co

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Guide Price £550,000 Freehold

This characterful Victorian semi-detached property offers a blend of period features and modern convenience. The accommodation includes an entrance/dining room, a bright sitting room with bay window and fireplace and a country style kitchen complete with appliances. Upstairs there are three bedrooms, a stylish bathroom with roll top bath, shower and a separate wc. Outside, the south facing rear garden features a raised terrace, lawn and garden shed, while off road parking is available to the front. Offered with no onward chain, this attractive home is ideal for buyers seeking charm, space, and a well located setting

Situated in this much favoured central location just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is close at hand with its wide range of shops as is The Broadway with its array of restaurants, whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are all within the immediate vicinity. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north whilst the cosmopolitan city of Brighton and the coast is about 15 miles distant. South Down National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

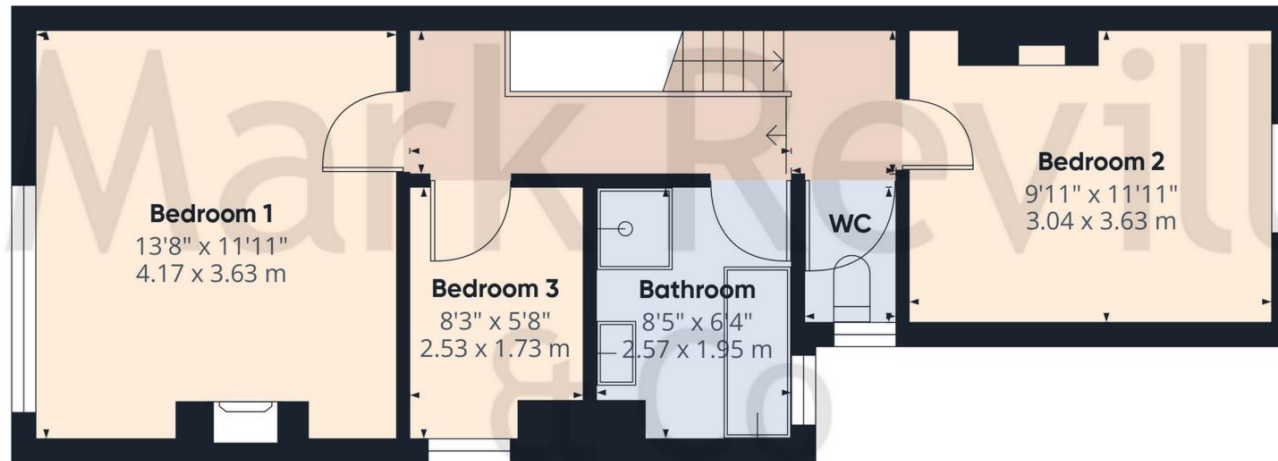
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		







Ground Floor



Floor 1



Approximate total area⁽¹⁾

935 ft²

87 m²

(1) Excluding balconies and terraces

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.

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