



37 Highbank, Bolnore Village, Haywards Heath, W. Sussex, RH16 4TT

£1,400 Per Calendar Month

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This modern first floor apartment was built in 2005 and boasts two double bedrooms, two bath/shower rooms and a lovely dual aspect living room with south facing Juliette balcony. Allocated parking. Offered unfurnished and available from the 29th April 2026.

The Apartment...

A modern and very well-presented first floor apartment, boasting light, airy and well-arranged accommodation. The spacious living room has a double aspect with a south facing 'Juliette' balcony providing a lovely wooded outlook. With an easterly and southerly aspect, there is plenty of natural light throughout the day. The kitchen, which is separate, sits adjacent to the dining area and has an integrated oven (2017/18), gas hob & extractor and dishwasher, a washer/dryer and space for a fridge/freezer.

There are two double bedrooms with the master enjoying its own en-suite shower room and fitted wardrobes. The second bedroom is served by the stylish family bathroom.

Further attributes include gas fired central heating with combi boiler (installed c. 2017/18), double glazing & neutral décor throughout.

Outside is an allocated parking space and several visitor spaces.

The Location...

Highbank is situated in the Village Heights on the southern fringes of the popular Bolnore Village. Bolnore Village Square offers a Co-Operative Convenience Store, the highly regarded 'Bolnore Village Primary School' and bus routes to surrounding areas. The recently opened 'Woodside' community building provides a social hub of the village with a variety of different social events and classes. On foot, there are various footpaths & bridleways which lead into Haywards Heath's town centre and, in turn, on to the mainline station which provides swift links to London (approx 47 mins), Brighton and Gatwick International Airport. Wivelsfield Station is also a couple of miles distant via Rocky Lane/Valebridge Road.

Children from Bolnore Village fall into the catchment area for 'Warden Park' secondary school in the neighbouring village of Cuckfield and there is a regular school bus which runs morning and afternoon. By car, surrounding areas can accessed via the A272 to the east and A23(M) to the west. Haywards Heath's town centre provides extensive shopping & leisure facilities including The Orchards Shopping Centre, The Broadway and Waitrose and Sainsbury's Superstores.

Information

Council Tax Band D; £2,336.60 for 2025/26 (for a guide only.
Please contact Local Authority for exact figure)

Permitted Fees:

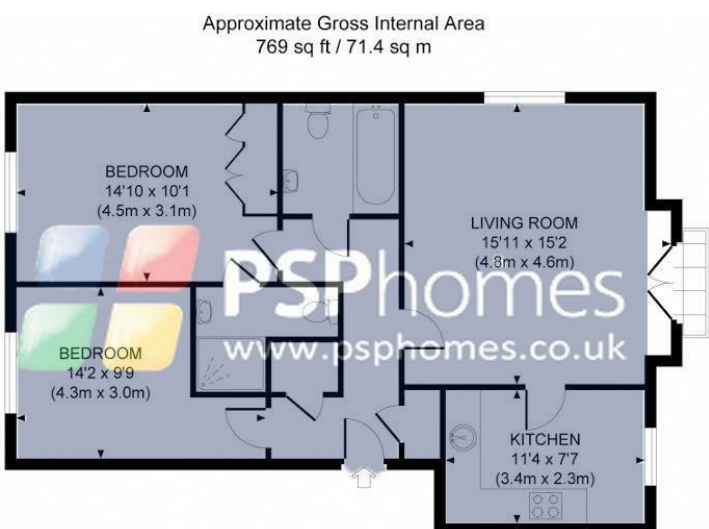
Holding deposit - £323.07


Deposit - £1615.38

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

NB: photos from March 2025.

We believe the above information to be correct but recommend intending tenants check details before proceeding.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		82	82
<p>England & Wales</p>		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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VIEWING BY APPOINTMENT WITH PSP HOMES

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www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee that the information given is accurate. Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend that intending purchasers check details personally.