


**BRITISH
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AWARDS**
2022
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GOLD WINNER
PSP HOMES
SOUTH ENGLAND
(OVERALL)



18 Bolding Way, Haywards Heath, West Sussex, RH16 4RT

Guide Price £325,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES
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18 Bolding Way, Haywards Heath, West Sussex, RH16 4RT

Guide Price £340,000 - £360,000

What we like...

- * Sunny south facing garden.
- * Far reaching views over Haywards Heath.
- * Spacious through sitting/dining room.
- * No onward chain

The Home...

This terraced home sits in an enviable, elevated position, with far reaching views over Haywards Heath and enjoys an allocated parking spaces and a sunny south facing garden.

The 23ft sitting/dining room is the hub of this home. Being dual aspect means there is plenty of natural light and the feature fireplace creates a natural focal point. There is a southerly window which overlooks the garden and you could easily install a set of French doors to open to the outside.

The kitchen has plenty of storage and prep space. The shaker-style cabinetry is timeless and there is an integrated oven with gas hob. There is plenty of space for other appliances and a door that leads out to the garden.

The ground floor also has a handy understairs storage cupboard and window on the side, allowing natural light into the hall.

On the first floor there are two double bedrooms and a single third bedroom which could easily be used as a nursery or study for those who work from home. Each bedroom is served by the family bathroom.

The second and third bedroom are currently interconnecting but this could easily be reconfigured to have to totally independent bedrooms. Neighbouring homes have done this. Each bedroom is served by the family bathroom.

The home is fully double glazed, has gas central heating and is has access to ultrafast fibre broadband.

Step Outside

To the rear is a sunny south facing garden. The paved terrace is the perfect spot for some 'al-fresco' dining and there is an allocated parking spaces to the rear, accessed via gated entrance.



Out & About

Bolding Way is situated off of Rocky Lane, on the southern fringes of Haywards Heath, ideally positioned to take full advantage of Haywards Heath's A272 relief road that provides swift vehicular access to the east and west, with the latter leading the A23(M) and M25 beyond. There are bridleways ideal for dog walking towards the Fox & Hound pub in Fox Hill and there are a number of easy access woodland/park type areas for walking and playing. A regular bus service runs along Rocky Lane and provides links to the town centre, Princess Royal Hospital, mainline station and surrounding towns/villages.

Haywards Heath's mainline station is two miles distant and provides fast & regular commuter services to London (Victoria/London Bridge 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins).

The town offers extensive shopping facilities including Sainsburys and Waitrose superstores and The Orchards shopping centre. The Broadway boasts a selection of bars, cafés and restaurants including WOLFOX Coffee Roasters (great for a brunch), Lockhart Tavern Gastropub, Bar42 Tap Room, Pizza Express & Zizzi. The nearest shopping facilities is Sainsbury's Local which is roughly a 10 minute walk.

The area is well represented in both primary and secondary schooling with this house falling in to the catchment area for Warden Park, in the neighbouring village of Cuckfield.

The Specifics

Tenure: Freehold

Title Number: WSX136755

Council Tax Band: C

Local Authority: Mid Sussex District Council T: 01444 458166

Broadband Speed: Ultrafast (up to 1,100 mbps)

We believe the information above to be correct but recommend intending buyers check the details personally.

