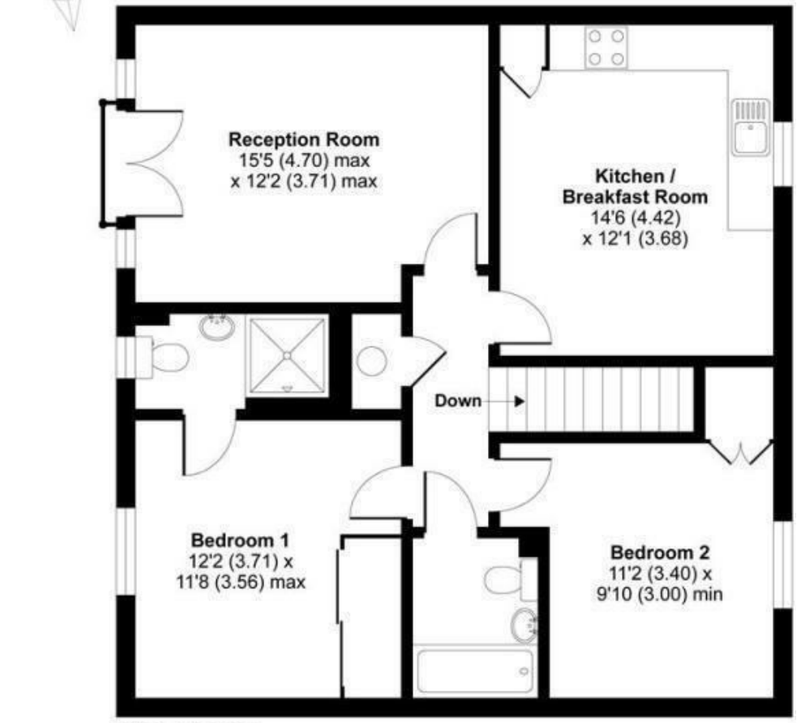
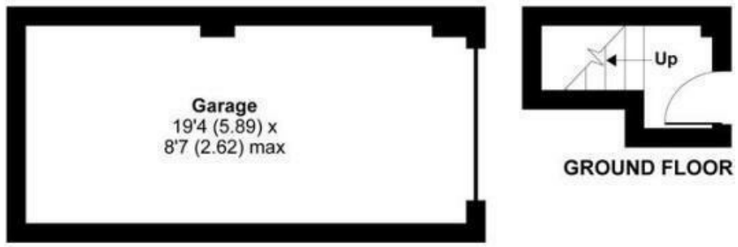
Bolnore Village, Haywards Heath, RH16

APPROX. GROSS INTERNAL FLOOR AREA 1022 SQ FT 94.9 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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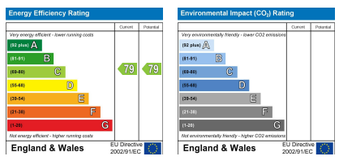

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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

82 Updown Hill, Bolnore Village, Haywards Heath, RH16 4GD

Guide Price £290,000 Leasehold

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Prime Bolnore Village location within walking distance of station and town centre

Private entrance, allocated parking space and garage

Spacious 850 sq ft accommodation with south-facing living room and Juliette balcony

Two double bedrooms with fitted storage, en-suite to main bedroom

Long lease (remainder of 999 years) and access to communal gardens

The Apartment...
Located in the sought-after Bolnore Village area of Haywards Heath, this well-presented first floor apartment offers both comfort and convenience. Bolnore is known for its welcoming community, local amenities including the village square, primary school and woodland walks, while still being within easy reach of the wider town. Haywards Heath station is around a 20-minute walk, providing fast and regular services to London and Brighton, and the town centre itself is also accessible on foot, with its wide choice of shops, restaurants and leisure facilities.

Built in 2007, the apartment benefits from its own private entrance, allocated parking, and a garage. Inside, it extends to approximately 850 sq ft, with a spacious sitting room featuring bespoke display joinery and a Juliette balcony. South facing, this room is filled with natural light throughout the day. The kitchen/diner is well-equipped with a breakfast bar, integrated appliances, and plenty of space for a dining table, making it ideal for entertaining.

Both bedrooms are comfortable doubles with fitted storage. The main bedroom enjoys an en-suite shower room, while the second is served by the family bathroom.

Additional features include gas central heating, double glazing, neutral décor, a share of the southerly communal gardens, and the remainder of a 999-year lease. The vendor is suited with an onward purchase, ensuring a complete onward chain.

This apartment would make an ideal first-time home or also appeal to buy-to-let investors.

The Location...
The property is located in 'Middle Village' within a short walk of the village square with its selection of shopping facilities including a Co-Op supermarket. Haywards Heath town centre with its extensive range of shops, cafes and restaurants is approximately 1.5 miles away and a bus service runs regularly. Haywards Heath's mainline train station and its fast and regular service to London (approximately 45 mins), Brighton and Gatwick Airport is approximately 1.5 miles distant. By car, these surrounding areas can be easily accessed via the both the A/M23, which are approximately 5 miles west.

EDUCATION: The highly regarded Bolnore Village Primary School (www.bolnorevillage.w-sussex.sch.uk) is close by whilst children from this area usually attend Warden Park for secondary education, which lies just over one mile distant in the neighbouring village of Cuckfield. There is a bus service running between Bolnore and Warden Park in both the morning and afternoon.

Information...
Tenure: Leasehold
Lease: 999 years from June 2007
Service Charge: £2,471.65 p.a. approx
Ground Rent: £75, p.a.
Ground Rent Review Period: TBC
We believe this information to be correct but recommend intending purchasers check details personally.