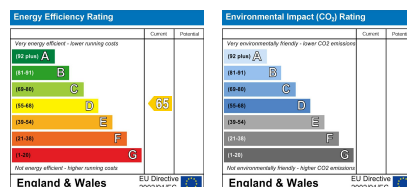


**Approx. Gross Internal Floor Area 1097 sq. ft / 101.91 sq. m (Including Garage)**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**2 Fletcher Way, Haywards Heath, RH16 4GB**

**Guide Price £425,000 - £450,000 Freehold**

**PSPhomes**

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

**VIEWING BY APPOINTMENT WITH PSP HOMES**  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
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.

**PSPhomes**

@psphomes

/psphomes

www.psphomes.co.uk

2 Fletcher Way, Haywards Heath, RH16 4GB

What we love...

Fully modernised by the current owners, including a complete kitchen replacement in 2024

Excellent kitchen/dining/living space opening through to the conservatory and garden

Tucked away mews-style position within the heart of Bolnore Village

Landscaped, low-maintenance garden that feels private and well sheltered

Garage on a long 999-year lease together with parking and EV charging in place

Guide Price £425,000 - £450,000

The Home...

Built in 2004 and forming part of an attractive mews-style setting within the ever-popular Bolnore Village, this beautifully presented terraced home has been comprehensively improved and modernised by the current owners during their ownership since 2017. The result is a well-balanced home that is very much ready to move straight into.

The ground floor is centred around a generous 17ft sitting room, a warm and comfortable space featuring real wood flooring and a gas fire. To the rear, the house opens into a superb kitchen/dining/living space, redesigned in 2024 with a fully replaced kitchen incorporating contemporary cabinetry, induction hob and integrated oven and microwave. Finished with Karndean flooring and flowing through to the conservatory, this area provides an excellent everyday living space with direct access out to the garden. A cloakroom and useful understairs storage complete the ground floor layout.

On the first floor there are three bedrooms, including a spacious principal bedroom and a second comfortable double, together with a well-proportioned third bedroom ideal as a nursery, guest room or home office. The family bathroom was replaced in 2018, and a modern combi boiler (installed in 2022) is neatly positioned within the landing cupboard.

Further improvements carried out by the current owners include replacement windows throughout, a new front door, upgraded radiators, new carpets in 2022 and a partially boarded loft with ladder and lighting providing useful additional storage.

Step Outside...

The rear garden has been landscaped by the current owners for ease of maintenance and practical use. Arranged over two levels, it provides a paved seating area adjoining the house with steps leading down to an area of artificial lawn, creating clearly defined spaces for seating and day-to-day use.

Although north facing, the garden is well sheltered and retains warmth well. Further features include external power points, hot and cold taps, improved drainage and gated rear access leading to the parking area and garage.



The property also benefits from a single garage with allocated parking space, held on a long 999-year lease, located to the far left when facing the terrace, together with additional informal parking to the side where an electric vehicle charger has been installed.

Out & About...

Fletcher Way is tucked just off the village square, situated within the Middle Village area of the popular Bolnore Village with minimal passing traffic. This position is close to adjoining woodland and children's play parks. Bolnore Village Square is just a short walk and offers a Co-Operative Convenience Store and regular bus services to the surrounding towns & villages. 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies roughly one mile distant. By road these surrounding areas can be accessed via both the A272 and A23(M) with the latter lying west at Warninglid/Bolney.

The highly regarded Bolnore Village Primary School is a literal stone's throw from the house and is the first self-governing parent-promoted primary school in the country. 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. For younger children, the village has an excellent nursery in the form of 'Perfect Start' which is in the converted barn building on Parkfield Way. There is also a great pre-school at Woodside (Middle Village) offering an inviting and stimulating environment for young children to play, learn and grow.

The Specifics...

House Tenure: Freehold  
Garage Tenure: 999 year lease  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Estate Charge: £425 p.a.  
Available Broadband Speed: Ultrafast Fibre  
School Catchment: Bolnore Primary and Warden Park Secondary

We believe this information to be correct but recommend intending purchasers satisfy themselves before exchange of contracts.

