

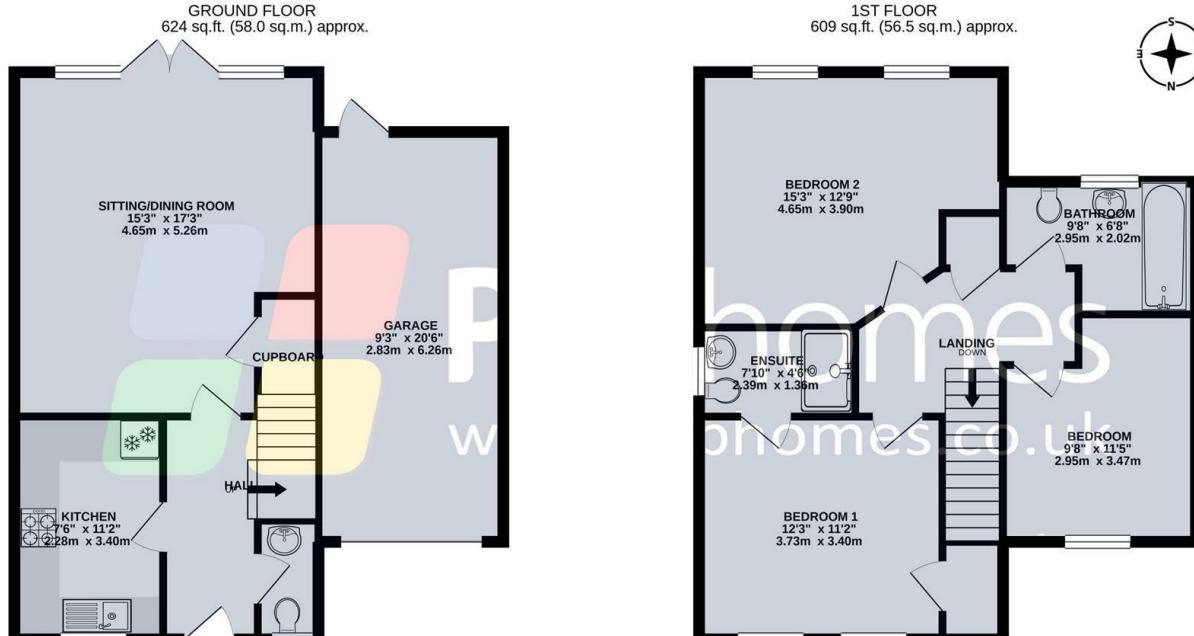


BRITISH  
PROPERTY  
AWARDS  
2022

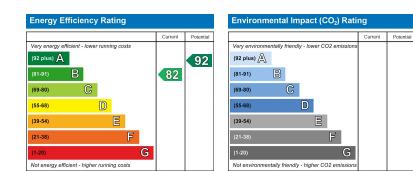
★★★★★

GOLD WINNER

ESTATE AGENT IN  
HAYWARDS HEATH



TOTAL FLOOR AREA: 1233 sq.ft. (114.5 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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**10 Ferny Croft, Bolnore Village, Haywards Heath, W. Sussex, RH16 4UP**

**Guide Price £525,000 Freehold**



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## 10 Ferny Croft, Bolnore Village, Haywards Heath, W. Sussex, RH16 4UP

### What we like...

- \* Peaceful cul-de-sac position in favoured Upper Bolnore - just 15 mins from the station on foot.
- \* Contemporary high spec throughout.
- \* Three well-balanced double bedrooms.
- \* South facing garden meaning sunshine through the day.
- \* Excellent school catchment area (Bolnore Primary and Warden Park Secondary)

### The House...

This excellent link-detached home was built in late 2016 by Crest Nicholson and enjoys a peaceful position in a no through cul-de-sac in the incredibly popular 'Upper' phase of Bolnore Village. This convenient spot is just 15 mins walk to Haywards Heath Station via Wealden Way and within easy reach of the highly regarded Bolnore Village Primary School. A noteworthy advantage of this home over the neighbours are the end position, which means you have gated side access to the garden and a window in the en suite.

Internally the house is offered for sale in excellent order with a slick, modern specification throughout. The spacious sitting/dining room extends to 17ft x 15ft and is a great space for entertaining. The room is bathed in natural light due to its southerly aspect and 'French' doors opening out on to the paved terrace.

The kitchen is stylish and boasts all the necessary integrated appliances including the fridge/freezer, oven/hob, dishwasher and washer/dryer.

There is also a cloakroom and large understairs cupboard – perfect for shoes & coats.

A real feature of this house is the first floor where you'll find three very well-balanced double bedrooms. The master enjoys extensive fitted wardrobes and its own luxury en-suite (with window). The second bedroom and third doubles are served by the contemporary family bathroom with overhead power shower. Bedroom 2 also has fitted wardrobes.

The house enjoys a high degree of energy efficiency (EPC: B 84/100) with plenty of insulation, high performance double glazing throughout, gas fired central heating and the remainder of 10 year new homes warranty. The décor is tasteful and the house offers a truly 'turn-key' option for an incoming buyer.

### Step Outside...

The rear garden is south facing meaning there is plenty of sunshine throughout the day. The paved terrace provides a lovely spot for a barbecue and the remainder is laid mainly to lawn. There is a door providing access to the attached garage and gated side access (something the neighbouring homes don't have!).



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To the front is a small garden and block paved driveway leading to the attached garage with electric roller door.

### The Location...

Ferny Croft is a very quiet cul-de-sac off of Renfields, forming part of the popular phase 5 of the popular 'Bolnore Village', situated in the northern part of the development, within walking distance of the town centre & station. One, and often overlooked, benefit of this location is indeed the convenience to Haywards Heath's mainline station which lies just over a mile away (15 mins according to Google Maps) via Wealden Way and the cut through is located at the end of this close. The station provides frequent commuter links to London (47 minutes to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins).

Local amenities are provided by the Village Square including a convenience store. The recently opened 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. 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.

**EDUCATION:** The highly regarded Bolnore Village Primary School 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.

### The Finer Details...

Tenure: Freehold

Title Number: WSX385853

Local Authority: Mid Sussex District Council

Council Tax Band: D

Broadband Speed: Up to 1,000 MB download (Ultrafast)

Garden Aspect: South

