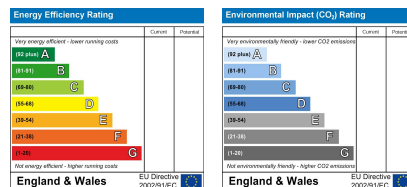


**Approx. Gross Internal Floor Area 1300 sq. ft / 121.18 sq. m (Including Garage & Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



**71 Weavers Mead, Bolnore Village, Haywards Heath, RH16 4FR**

**Guide Price £525,000 Freehold**

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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.

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## 71 Weavers Mead, Bolnore Village, Haywards Heath, RH16 4FR

### Things We Love...

The stunning open-plan kitchen/dining/living space spanning the full depth of the house, thoughtfully redesigned to create the ultimate social and entertaining hub.

The high-specification finish throughout, including a state-of-the-art kitchen with stone worktops, integrated appliances and beautifully refitted bathrooms.

The energy-efficient upgrades, with an air source heat pump and replacement radiators providing modern, economical heating.

The versatile accommodation, including four double bedrooms, fitted storage throughout, a detached studio and a converted home office/gym.

The exceptional Bolnore Village location, just a short walk from the highly regarded primary school, village square, Woodside community centre and beautiful woodland walks.

### Guide Price £525,000 - £550,000

#### The Home...

Occupying an incredibly convenient position within the ever-popular Bolnore Village, just a short stroll from the highly regarded village primary school, village square and Woodside community centre, this beautifully upgraded four-bedroom townhouse offers stylish and energy-efficient accommodation arranged over three floors. The current owners have comprehensively transformed the property during their ownership, creating a stunning open-plan living environment and carrying out significant improvements throughout, including refitted bathrooms, an air source heat pump heating system and the conversion of part of the garage into a home office/gym. Extending to approximately 1,300 sq ft (including the garage and detached studio), the property offers spacious and versatile accommodation ideally suited to modern family life.

The centrepiece of the home is the spectacular open-plan kitchen, dining and living space which now spans the full depth of the ground floor. Thoughtfully redesigned by the current owners, this impressive room provides a superb social space for everyday living and entertaining. The kitchen is fitted with an extensive range of contemporary cabinetry, quality integrated appliances, stone worktops and a large island, creating a sleek yet practical space. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. A cloakroom/WC and entrance hall complete the ground floor accommodation.

The first floor is home to the principal bedroom, positioned at the front of the house and served by a beautifully upgraded shower room. To the rear is a particularly generous double bedroom with excellent built-in storage. Originally designed as an additional reception room when the development was constructed, this versatile space has since been adapted as a bedroom and offers flexibility to suit a variety of needs, whether as a guest room, home office or second sitting room.

The second floor is home to two further generous double bedrooms, both enjoying fitted storage and served by a beautifully refitted bathroom. This floor provides ideal accommodation for children, guests or multi-generational living, further enhancing the home's versatility.

Further benefits include double glazing throughout, replacement radiators and an energy-efficient air source heat pump system, helping to reduce running costs whilst enhancing year-round comfort.



#### Step Outside...

The rear garden has been designed with ease of maintenance in mind and enjoys a pleasant setting for outdoor entertaining and family life. A generous terrace provides the perfect space for al fresco dining and summer gatherings, whilst the remainder of the garden offers ample room for children to play.

To the rear is the garage, part of which has been expertly converted to create a versatile home office/gym, ideal for remote working, fitness enthusiasts or those seeking additional workspace, whilst retaining useful storage space.

#### The Location...

Weavers Mead is situated within the sought-after Middle Village area of Bolnore Village, a thriving community on the south-western edge of Haywards Heath. Popular with families, the village combines modern convenience with excellent access to green spaces and woodland walks. The property is within easy walking distance of Bolnore Village Primary School, children's play parks, the village square and Woodside Community Centre, which hosts a variety of clubs, activities and community events throughout the year. A convenience store and regular bus services are also close by.

Haywards Heath town centre lies approximately one mile away and offers a comprehensive range of shopping, leisure and dining facilities. Haywards Heath mainline railway station provides fast and frequent services to London Victoria, London Bridge, Brighton and Gatwick Airport, making the area particularly attractive to commuters. For those who enjoy the outdoors, Bolnore Woods and the surrounding countryside provide miles of footpaths and bridleways right on the doorstep, whilst the A23/M23 is easily accessible for travel to London, Brighton and the wider motorway network.

#### The Finer Details...

Tenure: Freehold

Title Number: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast (1000 mbps download)

Estate Charge: £300

We believe the above information to be correct but recommend checking details personally.

