



1 Ferny Croft, Bolnore Village, Haywards Heath, RH16 4UP

Guide Price £600,000 - £625,000 Freehold

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# 1 Ferny Croft, Bolnore Village, Haywards Heath, RH16 4UP

Guide Price £575,000 - £600,000

What we like...

- \* Favoured Upper Bolnore location - just 20 mins walk to Haywards Heath Station.
- \* One of the only truly detached homes of this style.
- \* Three genuine double bedrooms.
- \* Beautiful, well stocked garden.
- \* Modern finishes throughout with stylish kitchen and bathrooms

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## Welcome Home

This excellent detached home was built in 2018 by Crest Nicholson and enjoys a sough-after position in the incredibly popular ‘Upper’ phase of Bolnore Village. This convenient spot is just 15 mins walk to Haywards Heath Station and within easy reach of the highly regarded Bolnore Village Primary School. We believe this is the only truly detached home of this style in the village.

Internally the house is offered for sale in excellent order with a sleek, 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 with ‘French’ doors opening out on to the paved terrace and beautiful garden beyond.

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.

On the first floor you’ll find three very well-balanced double bedrooms. The master enjoys extensive fitted wardrobes and its own luxury en-suite. The second and third doubles are served by the contemporary family bathroom with overhead power shower.

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

## Glorious Garden

Stepping outside, our clients have transformed the garden with an enlarged patio that extends across the entire rear - great for al-fresco dining. They are planting plenty of pretty plants, flowers and shrubs and installed an irrigation system to keep them well watered. The expanse of lawn is perfect for children to play and the position of the home means there is a leafy, wooded backdrop rarely found in Bolnore.

To the front is driveway parking leading to the attached garage and a pretty garden.



## The Location

Ferny Croft forms part of the popular phase 5 of the popular 'Bolnore Village', situated on the northern fringe 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 Bolnore Road. 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.

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 Specifics

Tenure: Freehold  
Title Number: WSX389007  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Annual Estate Charge - £500 p.a.  
Managing Agents: Pembroke  
Broadband Speed: Up to 1,000 MB download (Ultrafast)

We believe this information to be correct but recommend intending buyers check personally before exchange of contracts.

