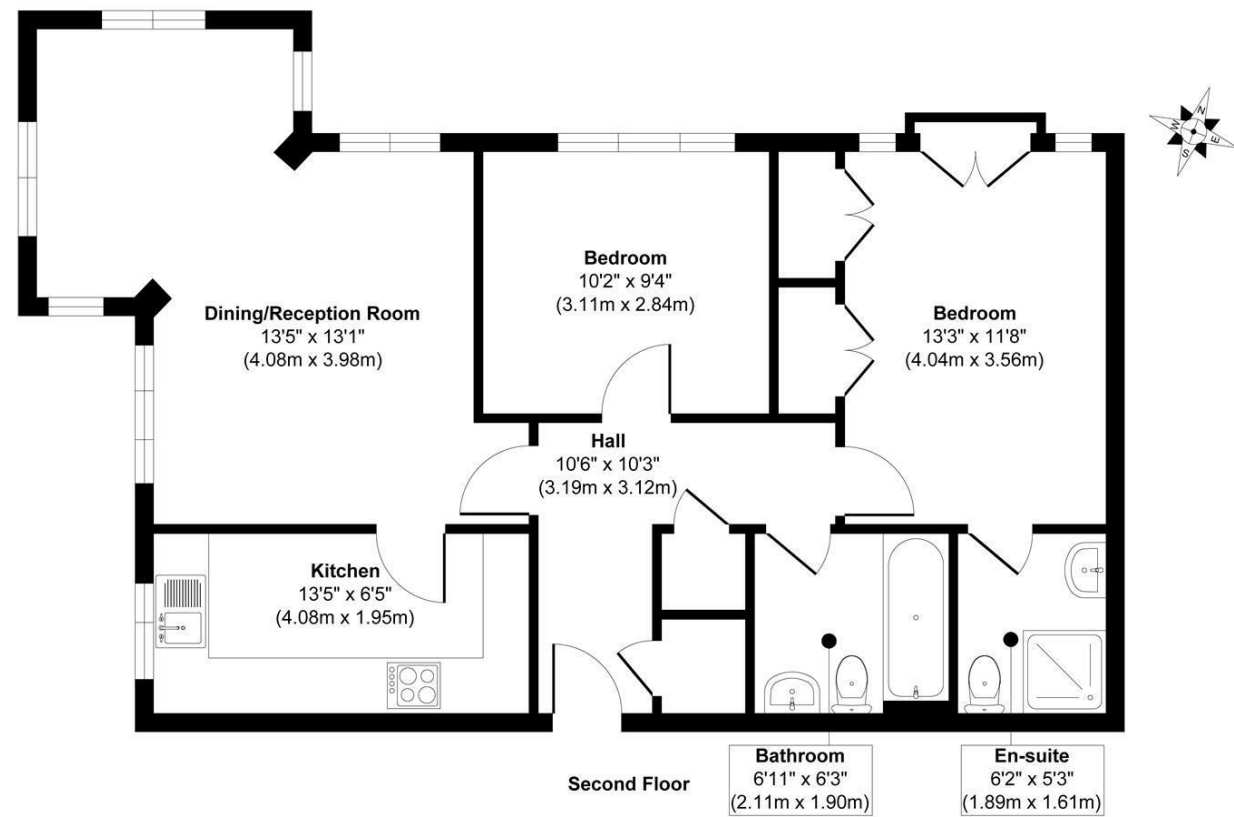




Approx. Gross Internal Floor Area 739 sq. ft / 68.74 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information 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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What we like...

Prime Location in Bolnore Village, West Sussex – Set within a highly sought-after development known for its community feel, green spaces, and excellent access to Haywards Heath station and local amenities.

Top Floor Position – Enjoy added privacy, elevated views, and no neighbours above, all contributing to a quiet and peaceful living environment.

Spacious, Open Plan Living – Versatile layout with defined sitting and dining areas, plus a modern kitchen featuring integrated oven, hob, dishwasher, and washing machine.

Two Double Bedrooms & Two Bathrooms – Main bedroom includes fitted storage, Juliet balcony, and ensuite shower room; second bedroom served by a full family bathroom.

Long 999-Year Lease & Parking – Offered in pristine condition with an allocated parking space and the benefit of the remainder of a long lease, making it a true turn-key purchase.

The Apartment...

Located in the sought-after Bolnore Village in West Sussex, this fabulous top floor apartment offers stylish, low-maintenance living in one of the area’s most desirable developments. Built in 2005 and presented in immaculate condition throughout, this is a true turn-key purchase – ideal for first-time buyers, downsizers, or investors alike.

Occupying the top floor, the apartment benefits from elevated views, added privacy, and a peaceful position with no neighbours above. The main living space is generously sized and thoughtfully arranged, featuring open plan sitting and dining areas that provide flexible layout options. The modern kitchen includes a range of wall and base units, along with integrated appliances such as an oven, hob, dishwasher, and washing machine.

The spacious main bedroom features a Juliet balcony, a range of fitted wardrobes, and its own private ensuite shower room. The second bedroom is also a comfortable double, conveniently located next to the main bathroom across the hall.

Additional perks include an allocated parking space and the remainder of a long 999-year lease, offering long-term peace of mind.

Bolnore Village itself is known for its community feel, beautifully landscaped green spaces, and proximity to Haywards Heath station, shops, schools, and the South Downs – making it an ideal location for commuters and families alike.

The Location...

Lower Village forms part of the popular Bolnore Village - a development built from the turn of the Millennium and perfect for a young family, with real community spirt. This position is close to adjoining woodland and children's play parks, making it the ideal location for a family. Bolnore Village Square is just a short walk and offers a Co-Operative Convenience Store and bus routes to the surrounding towns & villages. 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 within easy walking distance of 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.

On foot, there are various footpaths & bridleways which lead into Haywards Heath's town centre and, in turn, on to the mainline station which provides swift links to London (approx 47 mins), Brighton and Gatwick International Airport. The nearest cut through is just at the end of the close and leads through to Ashenground & Bolnore Woods.

The Specifics...

Title Number: WSX282277

Tenure: Leasehold

Lease: 999 years from 28th June 2004 (976 years unexpired)

Service Charge: £2,352 p.a.

Ground Rent: £125 p.a.

Managing Agents: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: D

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

