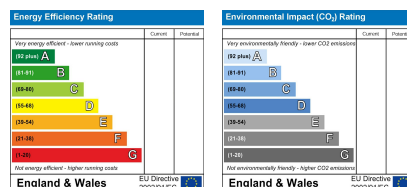


Ground Floor

Approx. Gross Internal Floor Area 789 sq. ft / 73.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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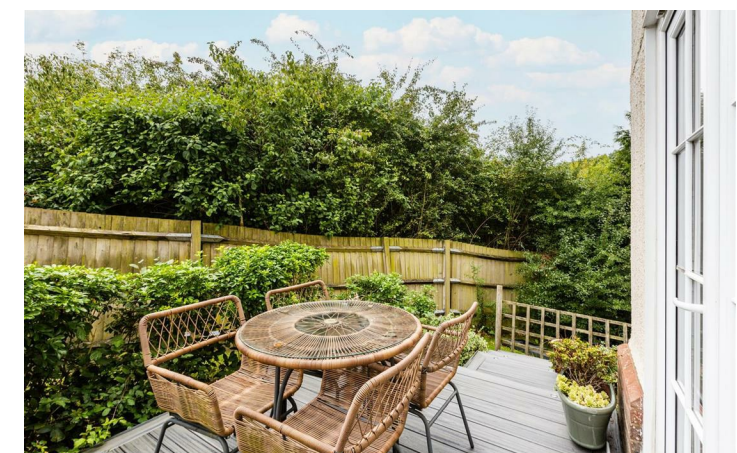
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



31 Highbank, Haywards Heath, RH16 4TT

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31 Highbank, Haywards Heath, RH16 4TT

Fantastic private decked terrace perfect for al-fresco dining, entertaining, or relaxing outdoors.

Spacious open-plan living/kitchen area with south-facing French doors that flood the space with natural light.

Two double bedrooms, including a main with en-suite shower room and fitted wardrobes.

Prime location in Bolnore Village, close to woodland walks, local amenities, and Haywards Heath station with fast London links.

Modern conveniences including allocated parking, gas central heating, secure entry system, and ultrafast broadband (up to 8000 Mbps).

The apartment...

Built in 2005, this well-proportioned ground floor apartment is located in the sought-after Village Heights area of Bolnore Village—an established and highly popular community on the edge of Haywards Heath. With its welcoming neighbourhood feel, nearby woodlands, and easy access to local amenities, schools, and the town centre, Bolnore Village is ideal for both professionals and families alike. Haywards Heath station, offering direct trains to London and Brighton, is just a short drive or bus ride away, making this a prime spot for commuters.

One of the standout features of this home is the generous private decked terrace, providing a rare and valuable outdoor retreat. Whether you're enjoying morning coffee, dining al-fresco, or entertaining friends on warm summer evenings, this outside space truly enhances the lifestyle appeal of the property.

Inside, the open-plan living and kitchen area is bright and spacious, with French doors that open directly onto the terrace, allowing seamless indoor-outdoor living. The south-facing aspect means the room is bathed in natural light throughout the day. The kitchen is fully equipped with integrated appliances including an oven, hob, and washing machine.

There are two well-sized double bedrooms, with the main bedroom featuring an en-suite shower room and built-in wardrobes. The second bedroom is served by a modern bathroom complete with a white suite and overhead shower.

Further benefits include an allocated parking space, a secure telephone entry system, gas central heating, and double glazing. Ultrafast broadband is also available, with download speeds of up to 8000 Mbps—ideal for working from home, streaming, or gaming.

This home is ideally suited for first-time buyers, those seeking a low-maintenance buy-to-let investment, or anyone in need of a secure UK base that’s easy to lock up and leave.



The location...

Highbank is situated in 'Village Heights' on the southern fringes of the popular Bolnore Village. Bolnore Village Square offers a Co-Operative Convenience Store, the highly regarded 'Bolnore Village Primary School' and bus routes to surrounding areas. The recently opened 'Woodside' community building provides a social hub of the village with a variety of different social events and classes including 'Woodies Bar' on a Friday/Saturday evening. 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.

Children from Bolnore Village fall into the catchment area for 'Warden Park' secondary school in the neighbouring village of Cuckfield and there is a regular school bus which runs morning and afternoon. By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west. Haywards Heath's town centre provides extensive shopping & leisure facilities including The Orchards Shopping Centre, The Broadway and Waitrose and Sainsbury's Superstores.

The Finer Details...

Tenure: Leasehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
Lease: 125 years from 1st January 2005 (105 years remaining)
Service Charge: £2,220.58 pa
Managing Agent: Pembroke Property Management
Buildings Insurance: Included within service charge
Ground Rent: £150 pa
Ground Rent Review Period: TBC
Available Broadband Speed: Ultrafast (8000mbps download)

