

**TOTAL FLOOR AREA: 1128sq.ft. (104.8 sq.m.) approx.**

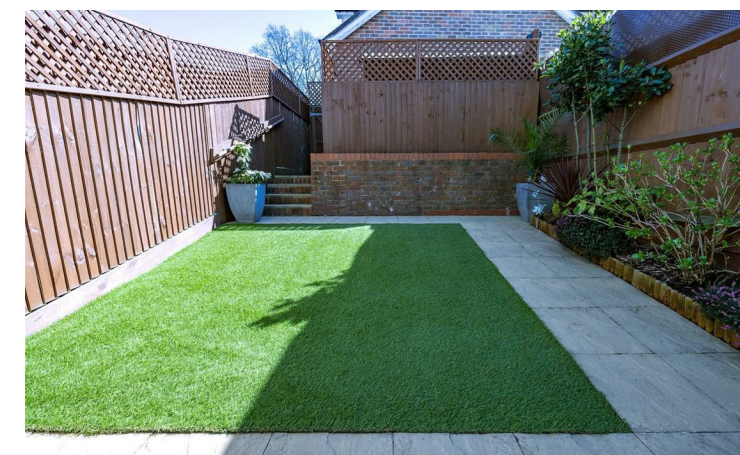
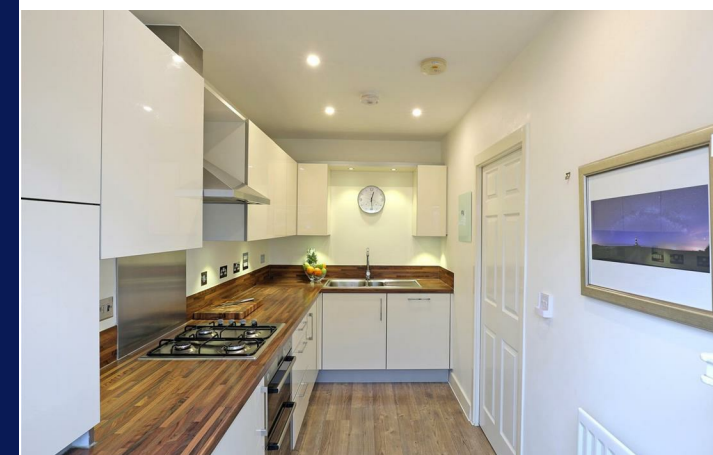
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	



  
**BRITISH PROPERTY AWARDS**  
2019  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN HAYWARDS HEATH



**42 Renfields, Bolnore Village, Haywards Heath, W. Sussex, RH16 4TG**

**Guide Price £425,000 Freehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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## 42 Renfields, Bolnore Village, Haywards Heath, W. Sussex, RH16 4TG

GUIDE PRICE: £425,000 - £440,000

What we like...

- \* Handsome modern home with plenty of kerb appeal.
- \* Spaciousness and versatility with accommodation spread over three floors.
- \* Car barn provides undercover parking for two cars.
- \* Garden enjoys sunny southerly aspect, meaning sunshine throughout the day.
- \* Favoured 'Upper Bolnore' being just a mile to Haywards Heath Station and excellent school.

GUIDE PRICE: £425,000 - £440,000

### The House...

This handsome end-terrace town house was built in 2013 by Crest Nicholson, is the former show home and forms part of the sought-after 'Upper Bolnore' within short walk of the village's highly regarded primary school and just a mile to Haywards Heath's mainline station for commuters.

Internally, the house is offered for sale in excellent order with spacious and versatile accommodation spread over three floors, coupled with a contemporary high spec and tasteful décor.

The kitchen is positioned to the front and boasts stylish high gloss units and a range of integrated appliances including fridge, freezer, dishwasher, double oven and gas hob whilst the rear comprises entirely of the 18ft open plan sitting/dining room. This room is flooded with natural light due to its southerly aspect and 'French' doors open on to the garden, giving that 'inside-outside' living during the summer months.

There is also a sizeable understairs storage cupboard, second large storage cupboard in the hallway and a cloakroom.

On the first floor is the principle bedroom with full-width wardrobes and its own en-suite shower room. There is another sizeable double bedroom, which is currently used as a second living room- all part of the benefits of three-level-living.

The second floor boasts two further double bedrooms, each served by the beautifully fitted family bathroom with heated towel rail & contemporary tiling.

For peace of mind, the house enjoys the remainder of a 10 year new homes warranty. There are also excellent 'green credentials' with an EPC rating of 83 (Band B, potential 93 Band A). Further attributes include gas central heating and double glazing throughout.

Internal viewing highly recommended for anyone looking for a turn-key purchase.



### Step Outside...

To the rear is a sunny southerly garden that has been landscaped with artificial lawn for ease of maintenance, pretty flower bed and raised terrace that is screened with the garden shed. There is gated rear access.

Nearby is a double car barn providing covered parking for two cars.

### The Location...

Renfields forms part of the popular phase 4A of the popular 'Bolnore Village', situated to the northern part of the development, within walking distance of the town centre & station. One particular benefit of this location is the convenience to Haywards Heath's mainline station which lies just over a mile distant via Bolnore Road and provides frequent commuter links to London (47 minutes to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins). The beautiful Beech Hurst Gardens are also just a 5-10 minute walk.

Local amenities are provided by the Village Square including a convenience store. The 'Woodside' community centre 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 ([www.bolnorevillage.w-sussex.sch.uk](http://www.bolnorevillage.w-sussex.sch.uk)) 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.

### Information

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

