

FOR SALE



Weavers Mead, Bolnore Village

2 Bedrooms, 1 Bathroom, Coach House

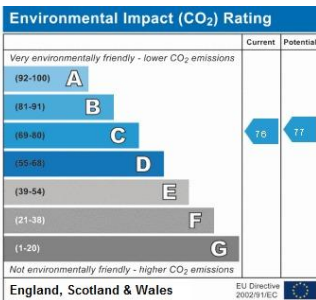
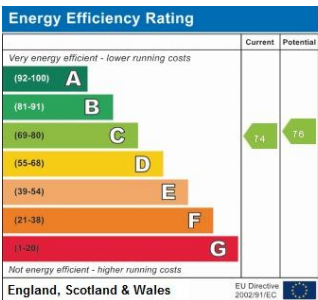
Asking Price Of £295,000





- Fully Fitted Kitchen
- Reception Room
- Two Double Bedrooms
- Family Bathroom
- Private Entrance
- Garage
- Double Glazing

A Desirable FREEHOLD 2 bedroom Coach House apartment with garage and parking which the owners purchased from new in 2007. Located in a tucked away part of Bolnore Village the apartment is ideal for either a first time buyer or long-term Buy To Let investor as it should rent out for at least £1250 per month giving a return on the investment of around 5% per year. The apartment has its own front door which leads up to a galleried lounge. The kitchen is separate with a window, and full range of integrated appliances, 2 generous sized bedrooms one with built-in wardrobes and a separate bathroom with a window. Additional benefits include gas fired central heating to radiators, uPVC double glazed windows and attic space. The garage is located beneath with power and lighting and large built-in cupboard with plumbing for a washing machine. There is no garden with the property, however, there are lots of wonderful open spaces and glorious protected woodland around the Village.



Tenure - Freehold
 Annual Estate Management Charge Approximately £300 p.a.
 Council Tax Band - D
 EPC Rating 'C'

LOCATION-A key feature which stands out for us is the location which provides a slightly more tucked away position. You are a stone's throw away from the Village where you will find a local Co-op for your daily needs,



whilst Bolnore Village School which is also within a short walking distance from the property. Haywards Heath station is approximately 20 minutes away where connecting trains to London are under an hour and Brighton within 20 minutes. Next to the station is a Waitrose, whilst around the corner you can find a Sainsbury's.

From Bolnore, the countryside is not far from your front door. National Trust properties are located locally at Wakehurst Place and Nymans Gardens, with Sheffield Park less than 20 minutes by road. Pretty villages surround the town and include Lindfield, Cuckfield, Ardingly and Wivelsfield Green.

Take the A272 ring road and you can be on the A23 within approximately 10 minutes. Brighton can be found 15 miles to the south, whilst a short drive north takes you to Crawley, London Gatwick and the M25.

SERVICES

All mains services connected.

- Water,
- Drainage,
- Gas,
- Electricity.

Gas Safety Cert - valid until 24/05/2023

Electricity - EICR -valid until 03/04/2025

Property Tenanted
Vacant Possession On Completion
No Chain

DISCLAIMER

Photos and Virtual Tour were taken prior to the start of the current tenancy in 2021

All material information has been provided to us by the seller, this is accurate to us to the best of our knowledge and is provided in good faith. Your legal representative should verify this information through enquiries raised during the conveyancing process.





Approximate total area⁽¹⁾

748.78 ft²
69.56 m²

Reduced headroom

9.56 ft²
0.89 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Burgess Hill

3-4 Keymer Road • Burgess Hill • RH15 0AD

T: 01444 242059 • E: haywardsheath@martinco.com

01444 242059

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

