



44 Middle Village, Haywards Heath, West Sussex RH16 4GH Guide Price £240,000 – £250,000

LEASEHOLD



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McTAGGART**  
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A 1st floor 2 bedroom, 2 bathroom apartment located on the Bolnore Village Square close to the glorious woodland, excellent primary school and within walking distance of the town centre and railway station.

- Well designed first-floor apartment with two separate Juliet balconies
- Great location above the shops in the Village Square of Bolnore
- Larger than average accommodation with plenty of storage cupboards
- Sitting room with Juliet balcony and open plan kitchen with some appliances
- Master bedroom with en-suite dressing room and shower room
- 2nd double bedroom and family bathroom
- Gas heating to radiators – Double glazing
- For sale with immediate vacant possession OR the existing tenant who has been in residence for five years would be very happy to continue to rent the property from a new owner if required
- The tenant is prepared to pay £1125 per month
- Allocated parking space located to the east of the Village Square and accessed by car (opposite the primary school)
- Plenty of free parking in the Square





The property is located in this modern purpose-built block above the shops in the Village Square close to countryside, the highly regarded primary school and the Woodside Pavilion. A regular bus service runs through the village linking with the town centre, railway station and neighbouring districts. On foot, it is possible to walk through to the town centre, station and hospital via Ashenground Road and Bolnore Road. The town has an extensive range of shops, stores, restaurants, cafes and bars, a 6th form college and a leisure centre. By road, access to the major surrounding areas including Brighton City Centre, Gatwick Airport and the M25 can be gained via the A272 and the A/M23, the latter lying approximately 4.5 miles to the west at either Bolney or Warninglid.

**Schools:** Bolnore Village Primary School (0.1 miles) and Warden Park Secondary Academy School in Cuckfield (1.2 miles)

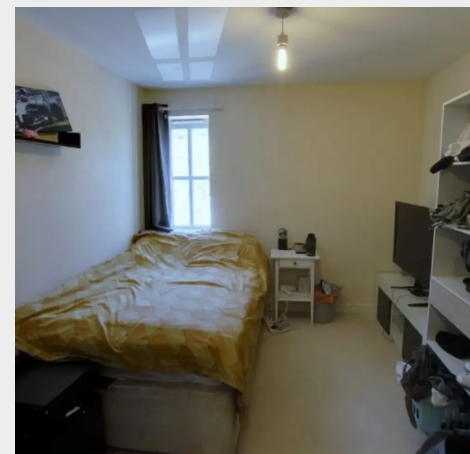
**Station:** Haywards Heath mainline station (1.3 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

**Tenure:** leasehold – 150 years from 19th April 2005

**Ground rent:** £100 per year (£50 for the period 01.03.2023 - 31.08.2023)– the owner is not aware of any increase in the annual ground rent during the term of the lease

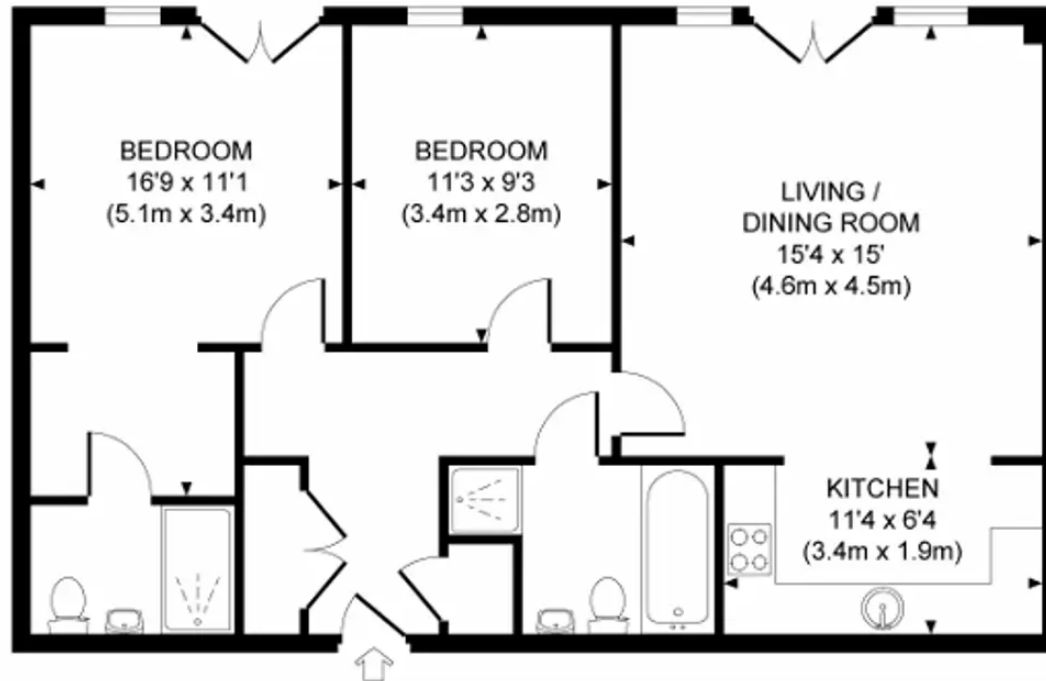
**Service charge:** £2,313.74 per year (1,156.87 for the period 01.03.2023 - 31.08.2023)

**Managing agents:** Bolnore Local Management Co Ltd: 12A High Street, Bartley, Southampton, Hampshire, SO30 2EA T: (01489) 781921





Approximate Gross Internal Area  
770 sq ft / 71.5 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Mansell McTaggart Haywards Heath

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