



30 Highbank, Haywards Heath, West Sussex RH16 4TU

Guide Price £450,000 – £475,000

FREEHOLD



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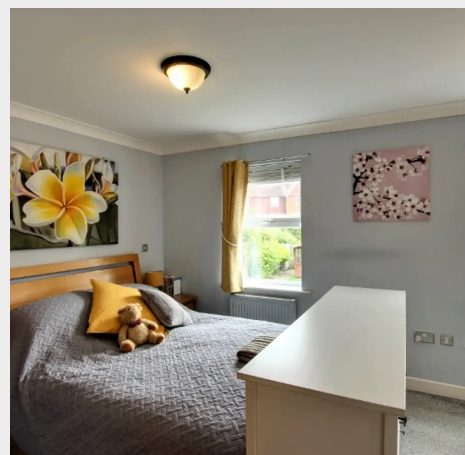
A 3 bedroom end of terrace town house with a 31' x 21' south/easterly facing garden tucked away in a cul-de-sac close to woodland, countryside and the excellent Bolnore Village Primary School. The property is presented for sale in immaculate order throughout and the spacious accommodation spans over three floors. There is a driveway providing parking leading up to the integral garage which could be converted (STPP) and a gravelled front garden which could be sacrificed to provide an additional parking space if required.

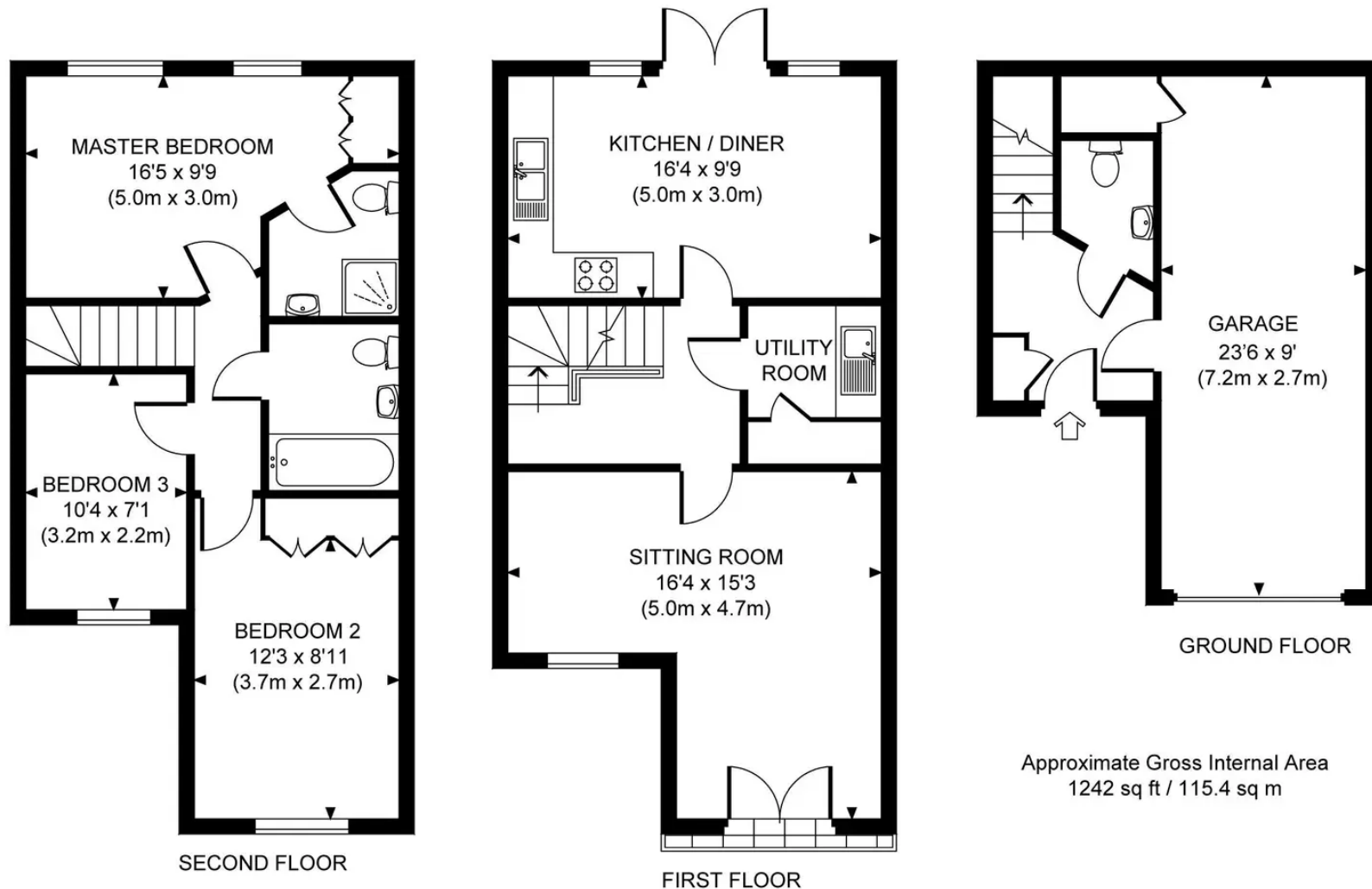
- Immaculate spacious family home spanning over 3 floors
- Short walk to Bolnore Primary School
- Close to woodland and countryside
- Driveway parking and integral garage
- Family size kitchen
- L-shaped lounge/dining room with Juliet balcony
- Master bedroom with en-suite shower room
- 2 further good sized bedrooms and family bathroom
- Double glazed windows and gas central heating
- EPC Rating: C
- Council Tax Band: E



The property is located on Highbank within a cul-de-sac on the southern edge of Bolnore Village which in turn is located on the south/western outskirts of Haywards Heath within a few minutes of the new A272 relief road. Bolnore is proving particularly popular with families and professionals alike due to its excellent community spirit. The Village Square has a co-op store and other facilities including an excellent primary school and the Woodside pavilion with its community centre, sports pitches and all-weather sports court. A 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 and hospital. The town is about 1.5 - 2 miles distant where there is an extensive range of shops, stores, restaurants, cafes and bars. Children from the side of town go onto Warden Park secondary Academy in neighbouring Cuckfield and the town also has a 6th form college and leisure centre. By road, access to the major surrounding areas can be swiftly gained via the new relief road and the A/M23 which lies about 6 miles to the west at Bolney.

Distances: (on foot approx) Bolnore primary 0.4, Warden Park secondary 2, Railway station 2 (London Bridge/Victoria 47 mins, Gatwick 15 mins, Brighton 20 mins).





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