



**7 Tanners Cross, Haywards Heath, West Sussex RH16 4GE**

**GUIDE PRICE .. £300,000-£325,000**



**MANSELL  
McTAGGART**  
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An immaculate coach house apartment of 1066 sq ft with a large garage beneath, parking space and a long lease situated in the desirable Middle Village area of Bolnore, close to the Village Square, primary school and within walking distance of the town centre, railway station and countryside.

- Private front door and entrance hall / study area
- Large living / dining room
- Modern open plan kitchen with a range of built-in appliances (refitted 2018)
- Main bedroom with 2 sets of fitted wardrobes & 2nd double bedroom
- Stunning family bathroom with shower cubicle and bath (refitted 2018)
- Garage with light and power
- Additional under stairs storage cupboard accessed via the side of the property
- Allocated parking space in front of garage
- Enormous partly boarded attic space with lighting, power and a ladder
- Gas heating to radiators (combination boiler about 7 years old) - Double glazing - Karndean flooring in living area (2017) and new carpets (2018)
- Desirable Middle Village area close to the Village Square
- 1 minute walk to Village Square shop
- 2-3 mins walk to protected woodland walks
- Ideal first purchase or buy to let investment
- Should rent out for approx £1200 -£1350 pcm
- EPC: C - Council Tax Band: D

Tanners Cross is located off Updown Hill in the popular Middle Village area of Bolnore. Bolnore Village is particularly popular with professionals and families due to the excellent community spirit, highly regarded primary school and the new Woodside pavilion with its bar and excellent sports facilities. The village is surrounded by countryside and woodland interspersed with tracks and pathways providing wonderful walks. There are pedestrian links through to Bolnore Road and Ashenground Road which gives Swift pedestrian access through to the town centre and railway station. The town has an extensive range of shops, stores, restaurants, cafes and bars and the railway station provides a fast commuter service to London (Victoria/London Bridge 45 minutes), Gatwick airport 15 mins and Brighton 20 mins. By road, access to the major surrounding areas including Brighton, Gatwick airport and the M25 can be gained via the A272 and the A/M23 which lies about 5 miles to the west at Bolney. **Schools:** Bolnore Village Primary 0.1 mile and Warden Park Secondary Academy 1.2 miles **Station:** Haywards Heath 1.3 miles

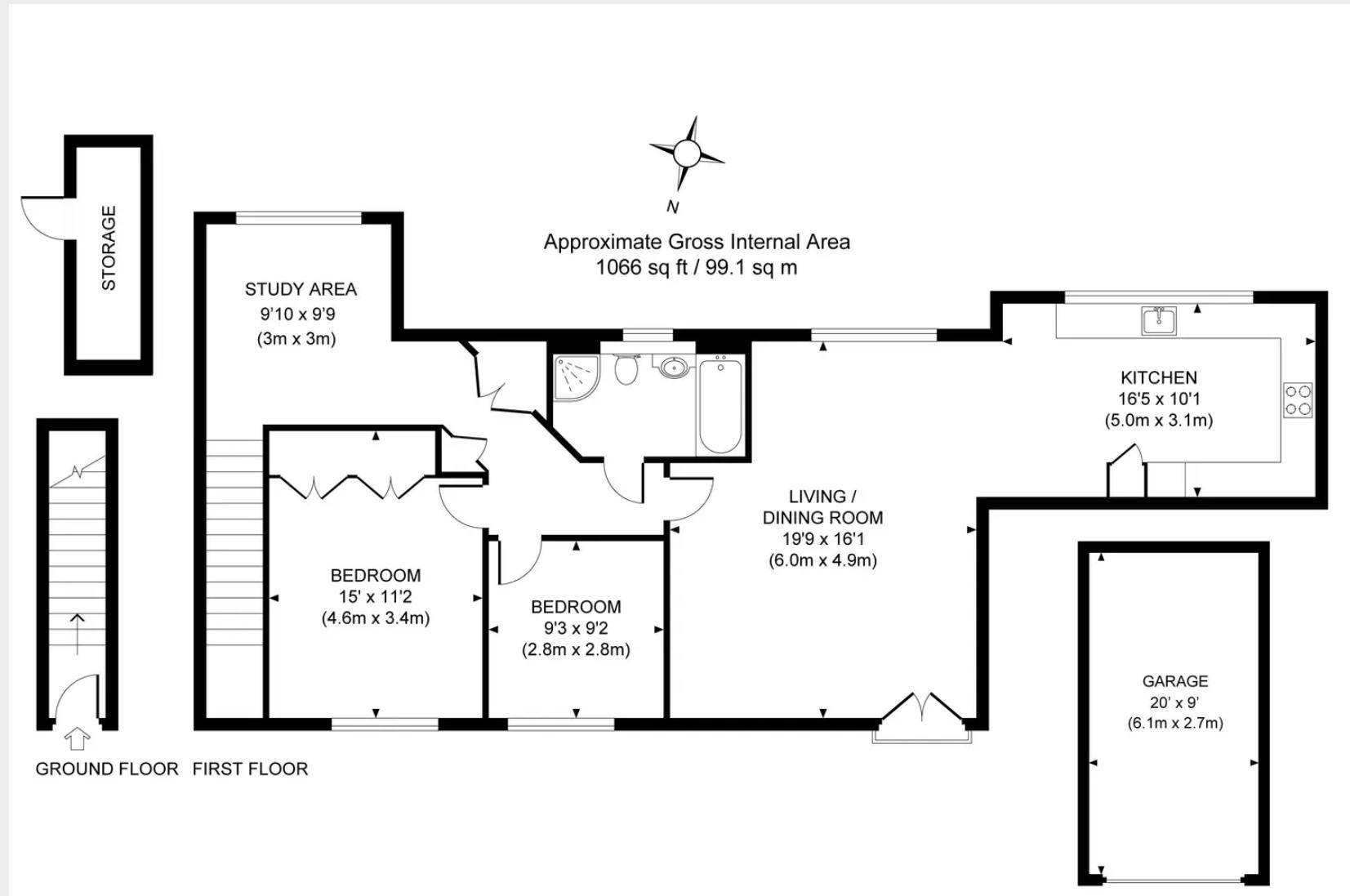
**TENURE:** Leasehold - 999 years from 2003

**SERVICE CHARGE:** £757.41 for the last 6 month period - 01.09.23-31.03.24

**GROUND RENT:** peppercorn (nil)

**MANAGING AGENTS:** Pembroke Property Management e: [support@pembrokepm.co.uk](mailto:support@pembrokepm.co.uk) t: 0333 3442100





## Mansell McTaggart Haywards Heath

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