



1 Middle Village, Haywards Heath, West Sussex RH16 4GA

OFFERS IN THE REGION OF £475,000 ... FREEHOLD



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A generously proportioned 3 double bedroom semi-detached town house enjoying an excellent location hidden away in a cul-de-sac adjoining the protected woodland in the desirable Middle Village area of Bolnore, close to the village square shops, excellent primary school and within an easy walk of the railway station and town centre.

- Peaceful setting away from any traffic in Bolnore Village
- Adjoining the protected and ancient woodland
- 1.2 mile walk to the railway station (2 mile drive)
- 24' x 22' partly walled south facing courtyard garden
- Plenty of parking and single garage alongside
- Immaculate and neutral decoration throughout
- New floor coverings and carpets
- Refitted family sized kitchen/breakfast room with doors out to garden
- Entire top floor arranged as master suite
- Within 150 yards of the excellent Bolnore Primary School
- Warden Park Secondary Academy catchment area
- EPC rating: C - Council Tax Band: E
- Estate service charge: £600 pa payable £200 every 4 months

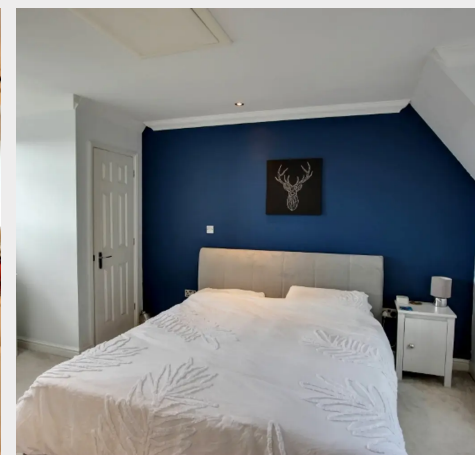


The property is situated in the desirable Middle Village area of Bolnore surrounded by various other attractive houses close to the Village Square with its shops and highly regarded primary school. Bolnore Village has an excellent community spirit and the new Woodside Pavilion and sports field are now both open. The Village adjoins countryside and woodland interspersed with footpaths providing endless walks. Haywards Heath town centre is within walking distance via Bolnore Road and Ashenground Road offering an extensive range of shops and stores, cafes and restaurants, schools, a 6th form college and a mainline railway station which provides fast and frequent services to London. 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.

Distances in approximate miles

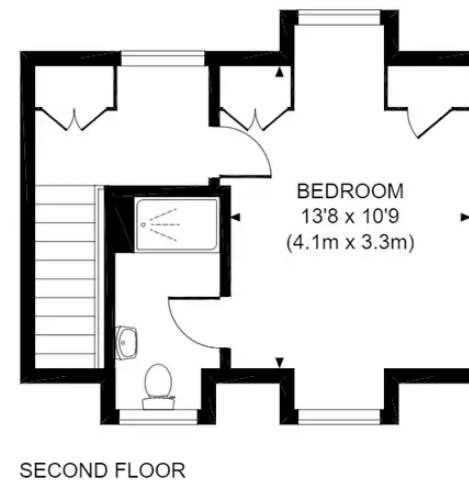
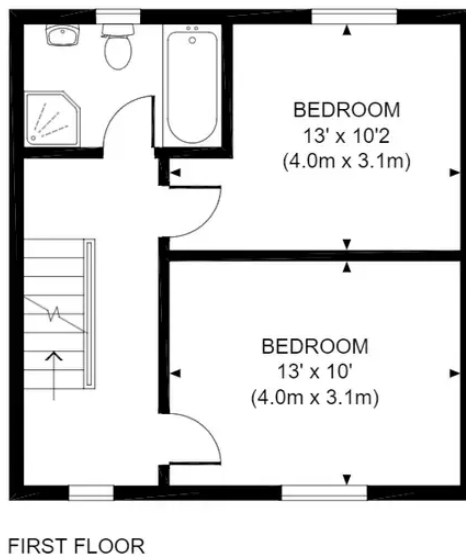
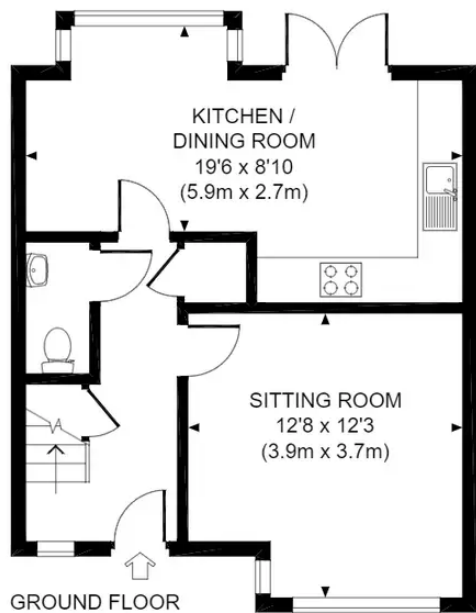
Schools: Bolnore Village Primary School (0.1 miles),
Warden Park Secondary Academy School in
Cuckfield (1.2 miles)

Station: Haywards Heath mainline station (1.2 miles)
provides fast commuter links to London
(Victoria/London Bridge 47 mins), Gatwick Airport (15
mins) and the south coast (Brighton 20 mins).





Approximate Gross Internal Area
1143 sq ft / 106.2 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.

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