



77 Middle Village, Haywards Heath, West Sussex RH16 4GL

PRICE ... £385,000 ... FREEHOLD





A 3 bedroom end of terrace 2 storey house in the desirable Middle Village area of Bolnore close to the Village Square shops, excellent primary school, playing fields and glorious woodland. The accommodation comprises: an entrance hall with cloakroom, a sitting room with feature fireplace, good sized kitchen/breakfast room with some integrated appliances and doors out to the enclosed courtyard style garden, a master bedroom with en suite shower room, 2 further bedrooms and family bathroom. There is a parking space and garage in the compound accessed by car from Weavers Mead. The garage is located below a coach house apartment and is on a 999 year lease.

- Close to the excellent Village primary school
- 100 yards from Village Square and shops
- 100 yards from Woodside Pavilion & playing fields
- 1.3 miles walk to the railway station
- Entrance hall, cloakroom and living room
- Family sized kitchen/breakfast room
- Master bedroom with en-suite shower room
- New double glazed windows installed in 2022
- 20' x 17' courtyard style garden
- Garage and parking space in compound behind
- Estate charge: Currently £45 per month
- EPC rating: C - Council Tax Band: D

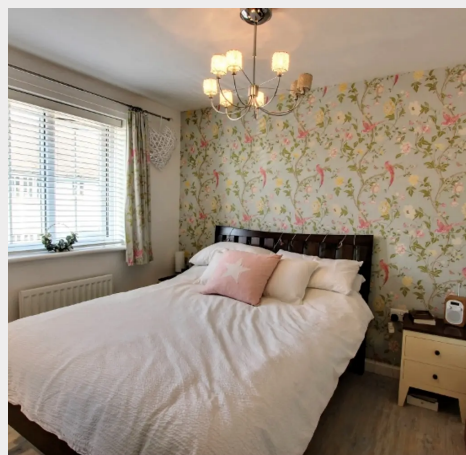


This part of Middle Village is situated just south of the Village Square, north of the playing fields and Woodside Pavilion with its facilities, outdoor sports courts and skate park. The excellent primary school is within 150 yards and at the top of the village in the Old Barn is a nursery school. Bolnore Village adjoins ancient woodland which is interspersed with footpaths providing wonderful walking and swift pedestrian access via Ashenground Road and Bolnore Road to the town centre and railway station. Children from the village go onto Warden Park secondary Academy in neighbouring Cuckfield. The town has an extensive range of shops, restaurants, cafes, bars, 6th form college and a leisure centre. A regular bus service runs through the village linking with the town centre, station and neighbouring districts. By road access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 6 miles to the west at Bolney.

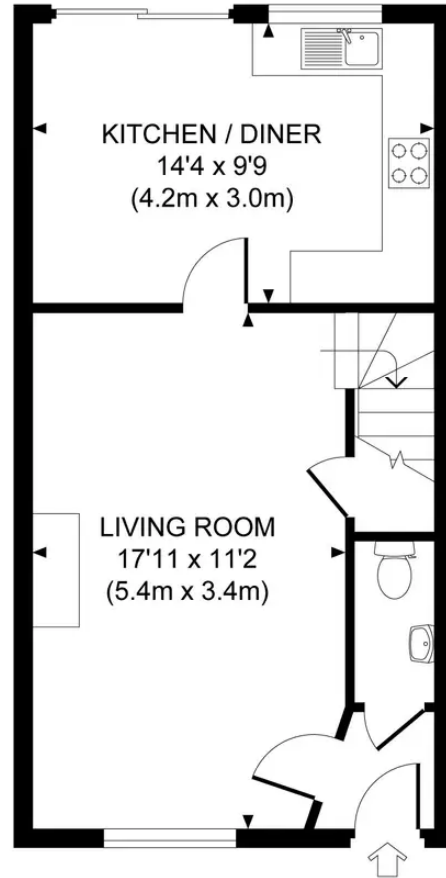
Distances in approximate miles

Schools: Bolnore Village Primary School (125 yards)
Warden Park Secondary Academy School in Cuckfield (1.5 miles)

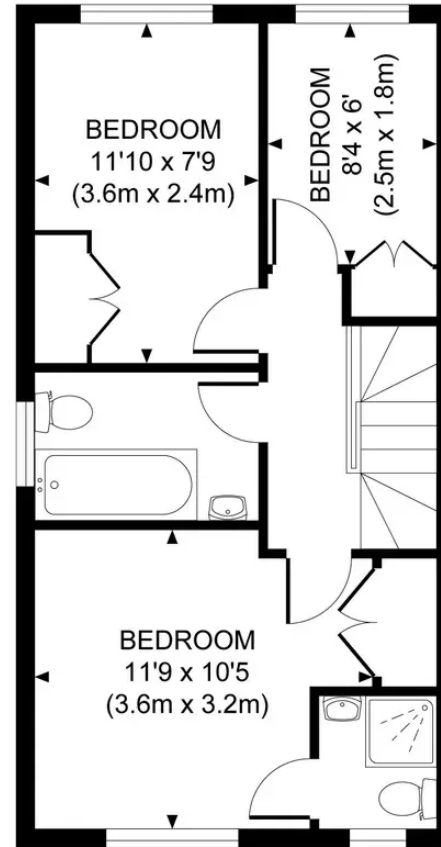
Station: Haywards Heath mainline station (1.5 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area
775 sq ft / 72.0 sq m



GROUND FLOOR



FIRST FLOOR

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