



34 Highbank, Haywards Heath, West Sussex RH16 4TU

GUIDE PRICE ... £425,000-£450,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A beautifully presented 3 bedroom terrace town house (1242 sq ft) with a 51' x 18' south facing garden situated in a cul-de-sac on the southern edge of Bolnore Village.

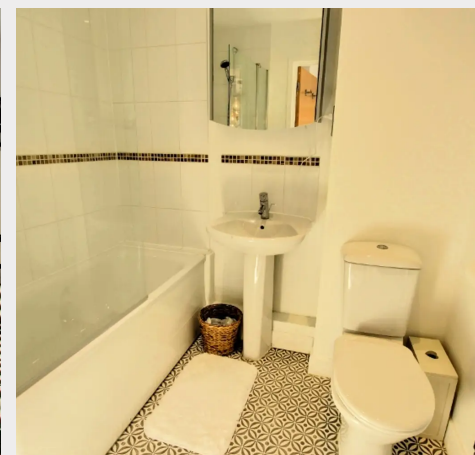
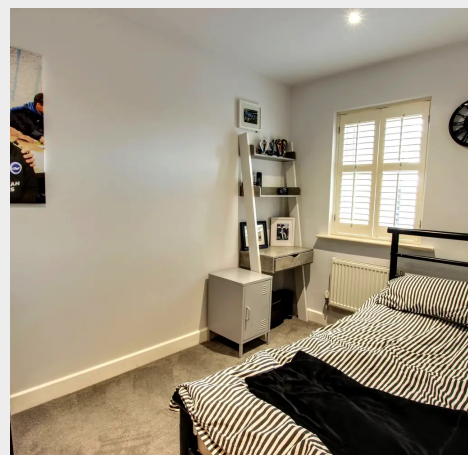
- Immaculate spacious family home spanning 3 floors
- 51' x 18' south facing garden
- Short walk of Bolnore Primary School
- Close to woodland and countryside
- Driveway parking and converted garage (still a portion of storage)
- Family sized kitchen breakfast room
- L-shaped lounge/dining room with Juliet balcony
- Master bedroom with en-suite shower room
- 2 further good sized bedrooms and family bathroom
- Plantation shutters throughout (2019), new boiler (2017) and new carpets & flooring (2022)
- EPC: C - Council Tax Band: E
- Private Estate Charge:
paid half yearly 1/3/23- 31/8/23 at £140.13 &
1/9/23- 28/2/24 at £140.13

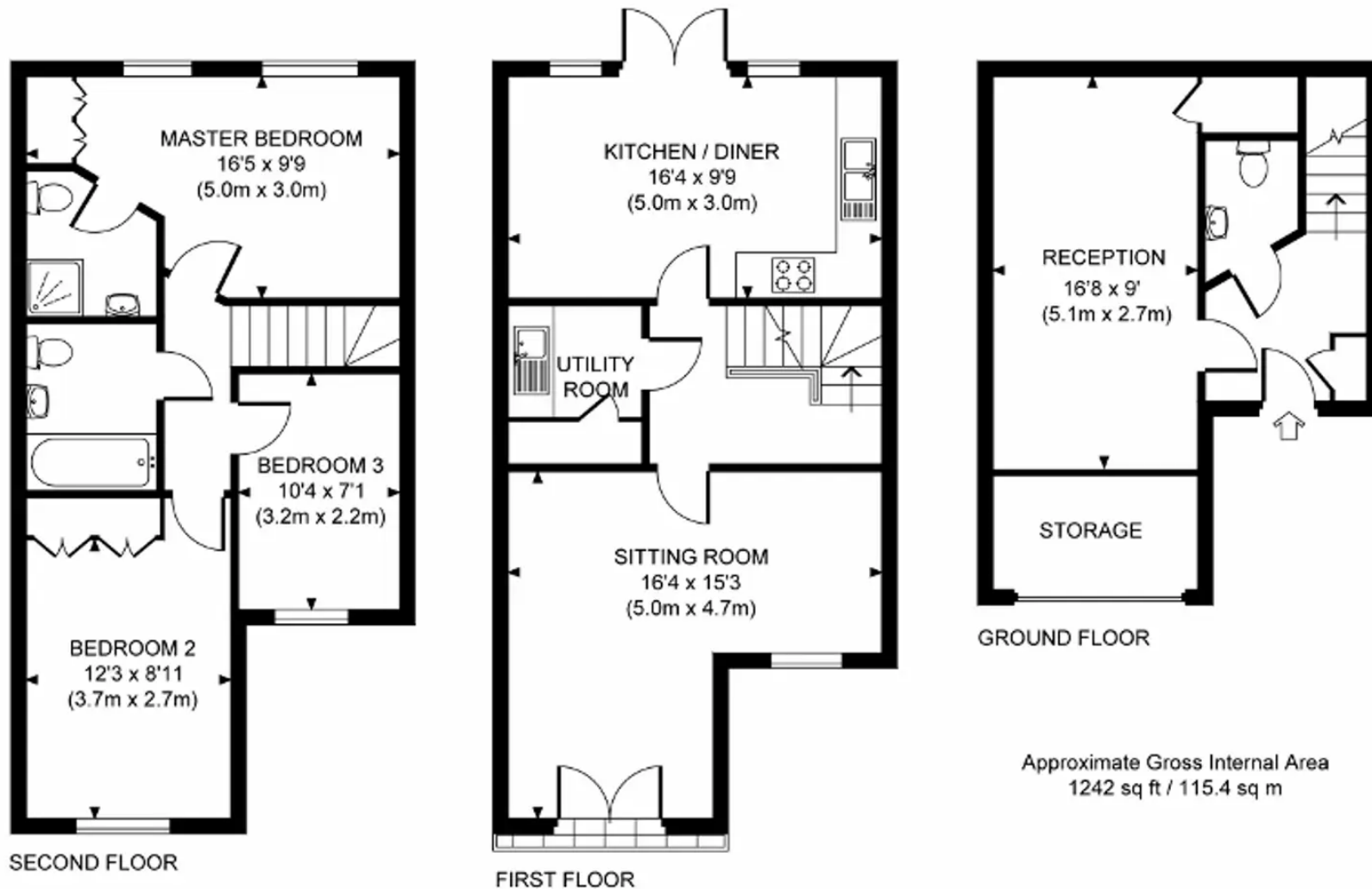


The property is located on Highbank within a cul-de-sac on the southern edge of Bolnore Village which in turn is located on the south/western outskirts of Haywards Heath within a few minutes of the new A272 relief road. Bolnore is proving particularly popular with families and professionals alike due 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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