



45 Renfields, Haywards Heath, West Sussex RH16 4UG

GUIDE PRICE ... £525,000-£540,000 ... FREEHOLD



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A 3 double bedroom link-detached house of 1000 ft.² occupying a great plot in the most desirable Upper Village part of Bolnore within a 10 minute walk of the Village Square and excellent primary school and just a 0.9 mile walk to the railway station.

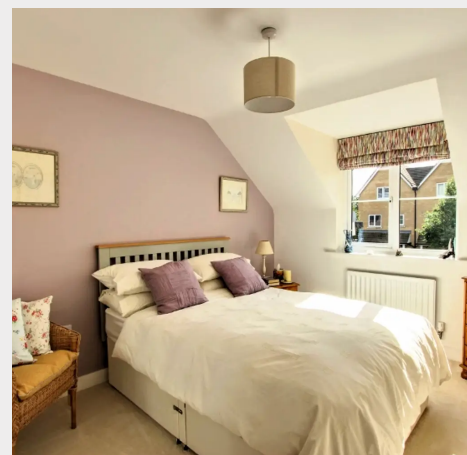
- Absolutely immaculate 3 double bedroom home
- Built in 2017 by Crest Nicholson (Thetford design)
- Prime position in north/east corner of Bolnore
- Easy walk to town centre and railway station
- Close to Village Square shops, the excellent Bolnore Primary School and Perfect Start Nursery
- Warden Park Secondary Academy School catchment
- Kitchen with full range of integrated appliances
- Large living room with doors out to rear garden
- Master bedroom with en-suite shower room
- Large garage (20' x 9'7") potential conversion STPP
- 36' x 27' fully enclosed & landscaped rear garden
- Estate charge: for the year 2024 (paid in 2 half yearly payments)- £442.50 - Managing Agent: Pembroke
- EPC: rating: B



This part of Renfields is located in the north/east corner of Bolnore and therefore the closest part of the village to the town centre making access on foot much swifter to the railway station. Pedestrian access through to the town centre and railway station can be swiftly gained in 15/20 minutes via an alleyway and Bolnore Road. Bolnore Village is particularly attractive to professionals and young milies due to the excellent reputation of the primary school. There is a great community spirit with lots of events taking place on the playing fields and in the Woodside Pavillion and the Village Square has a selection of shops. Children go onto Warden Park Secondary Academy in neighbouring Cuckfield and there is a nursery in the Old Barn. The town centre has a broad range of shops, restaurants, cafés and bars, a 6th form college and a leisure centre. Access by road to the major surrounding areas can be swiftly gained via the A273, A272 and M/A23 which lies about 5.5 miles to the west at Bolney.

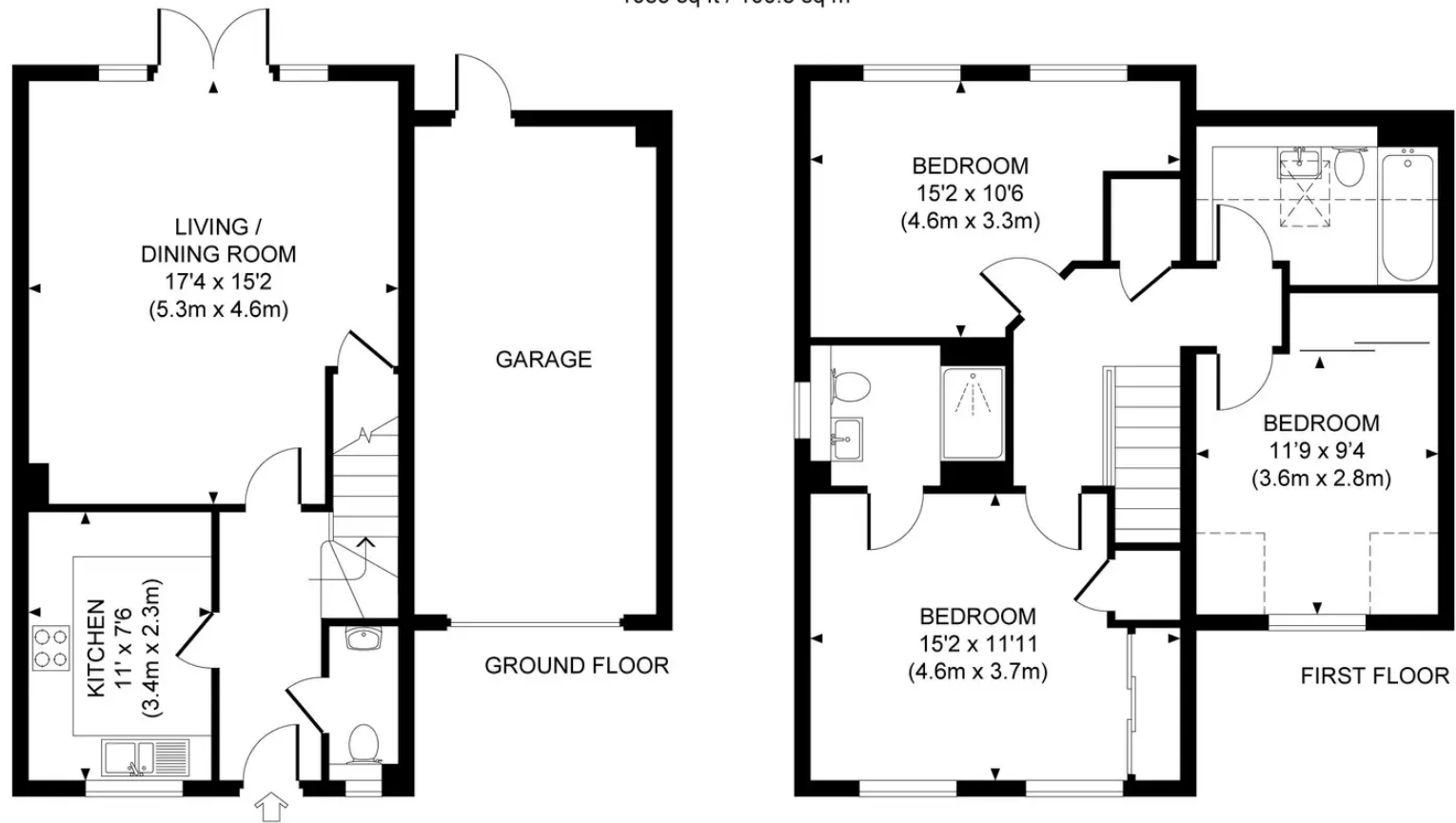
Distances (approx on foot/car/rail)

Railway Station 1.0 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Bolnore Primary School 0.3, Warden Park Secondary Academy 1.5, Gatwick Airport 16, Brighton Seafront 15.



Approximate Gross Internal Area

1085 sq ft / 100.8 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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