



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

Guide Price £500,000 - £550,000

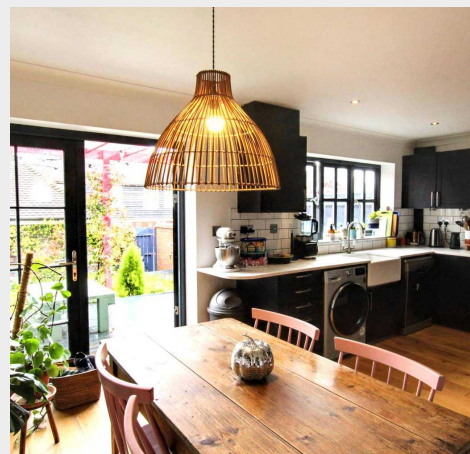
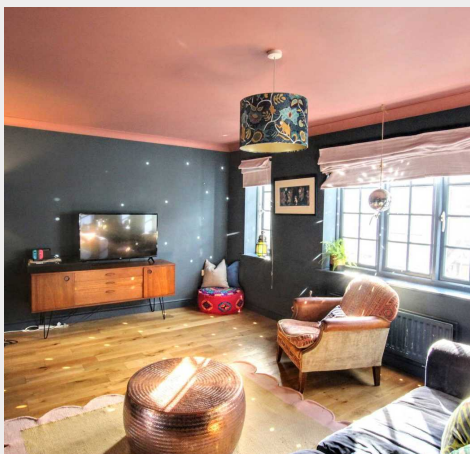


**MANSELL
McTAGGART**
Trusted since 1947



A substantial & versatile 4/5 bedroom, 3 bathroom town house of almost 1500 ft.² with numerous recent improvements situated in the very heart of Bolnore close to the Village Square shops, excellent primary school, glorious woodland and playing fields within easy walking distance of the town centre and just a 1.2 mile walk of the railway station.

- Versatile 1500 ft.² home with up to 5 bedrooms
- Refitted kitchen and en-suite shower room
- Ground floor: playroom, cloakroom & kitchen
- 1st floor: main living room & master bedroom
- Top floor: 3 bedrooms and 2 bathrooms
- Quality oak flooring in many rooms
- 30' x 20' east facing rear garden
- Garage and parking space behind
- 2 mins walk to the excellent primary school
- Warden Park Secondary Academy catchment
- EPC rating: C - Council Tax Band: F
- Estate Annual Charge: currently £430.73 pa

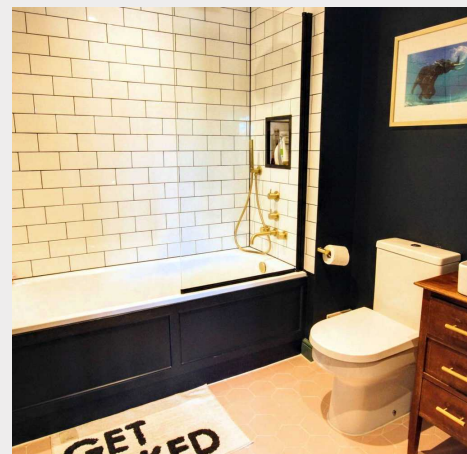
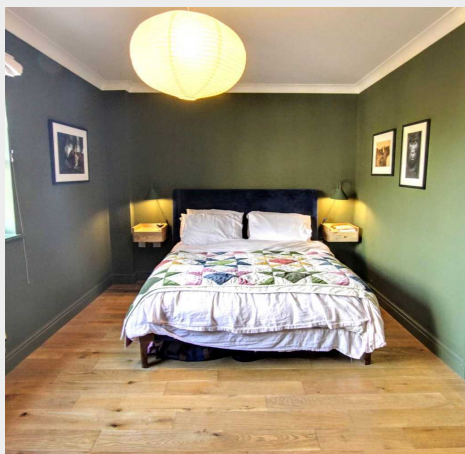


The property is situated in the desirable Middle Village area of Bolnore surrounded by various other attractive houses close to the Village Square with its shops and highly regarded primary school. Bolnore Village has an excellent community spirit and the new Woodside Pavilion and sports field are now 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.

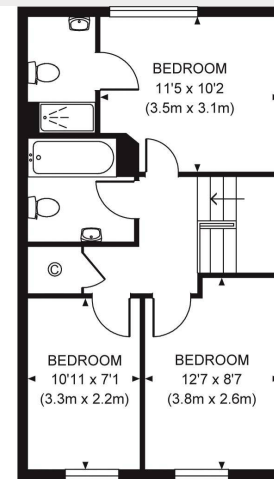
Distances in approximate miles

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

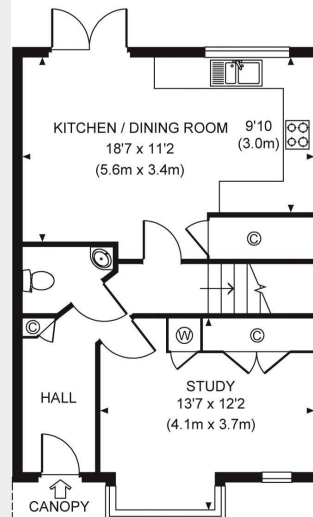
Station: Haywards Heath mainline station (1.2 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



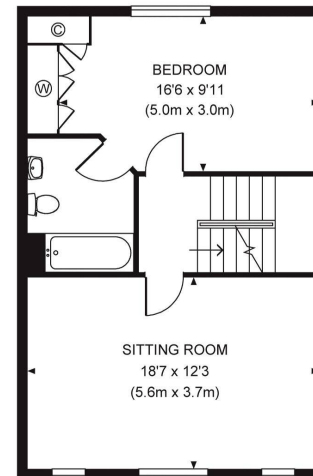
Approx. Gross Internal Floor Area
1487 sq ft / 138 sq m



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Mansell McTaggart Haywards Heath

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