



3 Belvedere Walk, Haywards Heath, West Sussex RH16 4TD

Guide Price £390,000 - £400,000

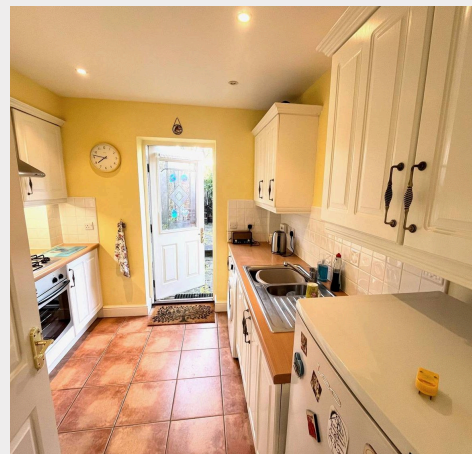


**MANSSELL
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A spacious 2 double bedroom, 2 bathroom terraced house quietly located along this pretty pedestrian walkway in the desirable Upper Village area of Bolnore within an easy walk of the town centre, the railway station and the Village Square shops, highly regarded primary school and the protected woodland and countryside.

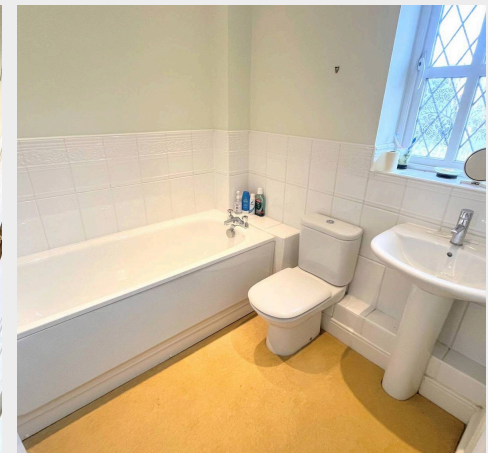
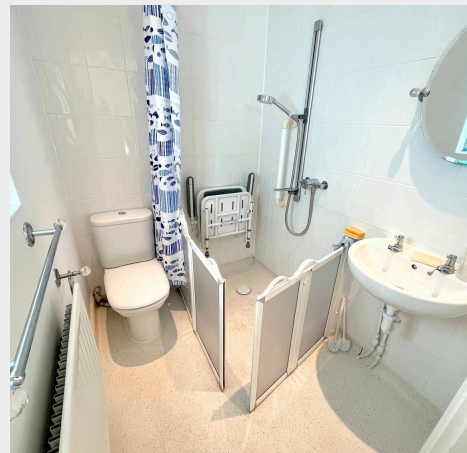
- Big 2 bed house along a pretty walkway
- For sale with no onward chain
- Located in the most desirable part of Bolnore
- Within a mile of the town and railway station
- 30' x 15' fully enclosed courtyard garden
- Allocated parking and carport close by
- Hall, cloakroom, modern kitchen
- Spacious double aspect lounge/dining room
- Both bedrooms have en-suite bath/shower rooms
- Close to countryside and protected woodland
- Plenty of children's play areas and close to the nursery school
- Estate charge: 2024/25 was £413.66 (2 instalments of £206.83 in March and September). NB. the charge for 2025/26 may be subject to variation.
- This covers the maintenance of all the communal areas, children's play areas, insurances, and walk/road areas
- Managing agents: Pembroke Property Management
- EPC rating: C - Council Tax Band: D



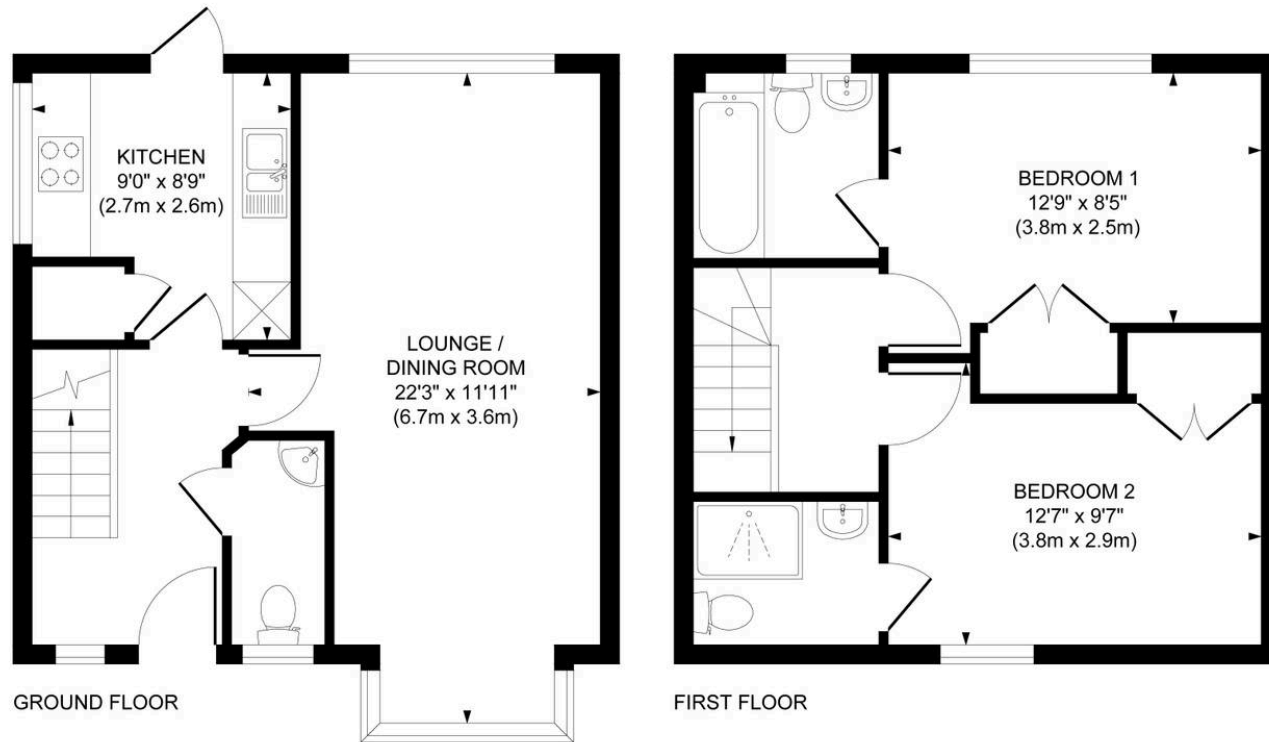
Belvedere Walk runs east of Heyworth Ride in the desirable Upper Village area at the northern end of Bolnore Village, on the town's south western edge. Bolnore Village is particularly popular with families and commuters due to the excellent community spirit, highly regarded primary school and the convenience of being able to walk through to the town centre and railway station via Bolnore Road within 15-20 minutes. The town has an extensive range of shops, stores, restaurants, cafes and bars, a 6th form college and a leisure centre. There is a Village Square with a large Co-operative store, a sports field and the Woodside Pavilion which has several groups, events and a bar which is occasionally opened for limited hours. The village has some wonderful protected woodland and pathways linking through to Ashenground Road. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield. By road, access to the major surrounding areas can be swiftly gained via the A272, A273 and the A/M23, the latter lying approximately 5 miles to the west at Bolney.

Distances (approximate miles)

Bolnore Primary School (0.3), Warden Park Secondary Academy School (1.3), Railway station (1.1) providing fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), Town centre and The Broadway (0.9), A23 at Bolnore (5), M23 at Maidenbower (Junction 10a) -9.5 miles, Gatwick Airport (15), Brighton Seafront (15)



Approximate Gross Internal Area
760 sq. ft / 70.58 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 decisions reliant upon them.

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