



38 Middle Village, Haywards Heath, West Sussex RH16 4GH

Guide Price £235,000 – £245,000



**MANSELL  
McTAGGART**  
Trusted since 1947



An immaculate 2 bedroom south facing first floor apartment of 750 ft.<sup>2</sup> located above the Village Square shops in Bolnore Village enjoying fantastic views to the South Downs and offered for sale with immediate vacant possession. The property is ideally placed close to the ancient woodland that surrounds the village and within walking distance of the town centre and railway station.

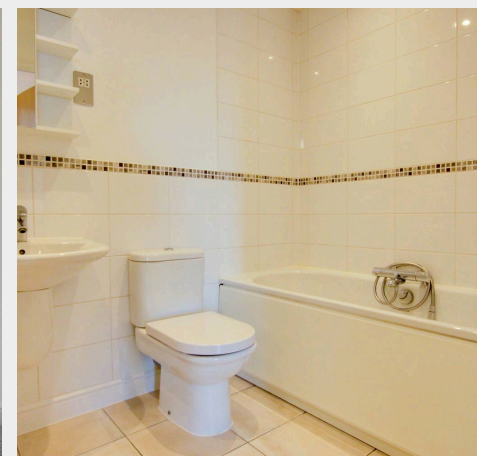
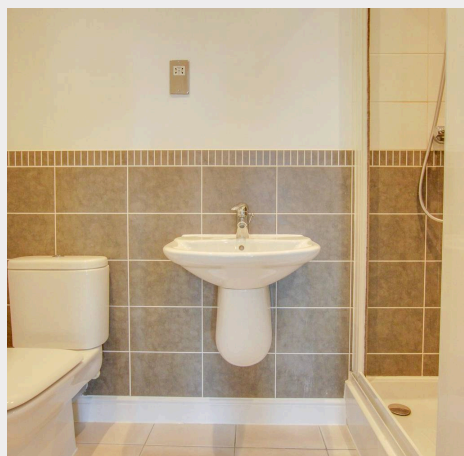
- Fabulous south facing first floor apartment
- Juliet balconies in both the living room and master bedroom with views
- Spacious living room with open plan kitchen
- Master bedroom with dressing area & shower room
- 2nd double bedroom and bathroom
- Allocated parking (space 236) in car park to the east of building
- Plenty of woodland and open space close by
- 1.25 mile walk to railway station & town centre
- EPC rating: C - Council Tax Band: D
- Tenure: leasehold 150 years from 14.04.2005
- Ground rent: £100 per year
- Service charge: for the current year £2742.36
- Managing agents: Bolnore Local Centre Management Company Limited, 12a High Street, Bartley, Southampton, SO30 2EA  
T: (01489) 781921



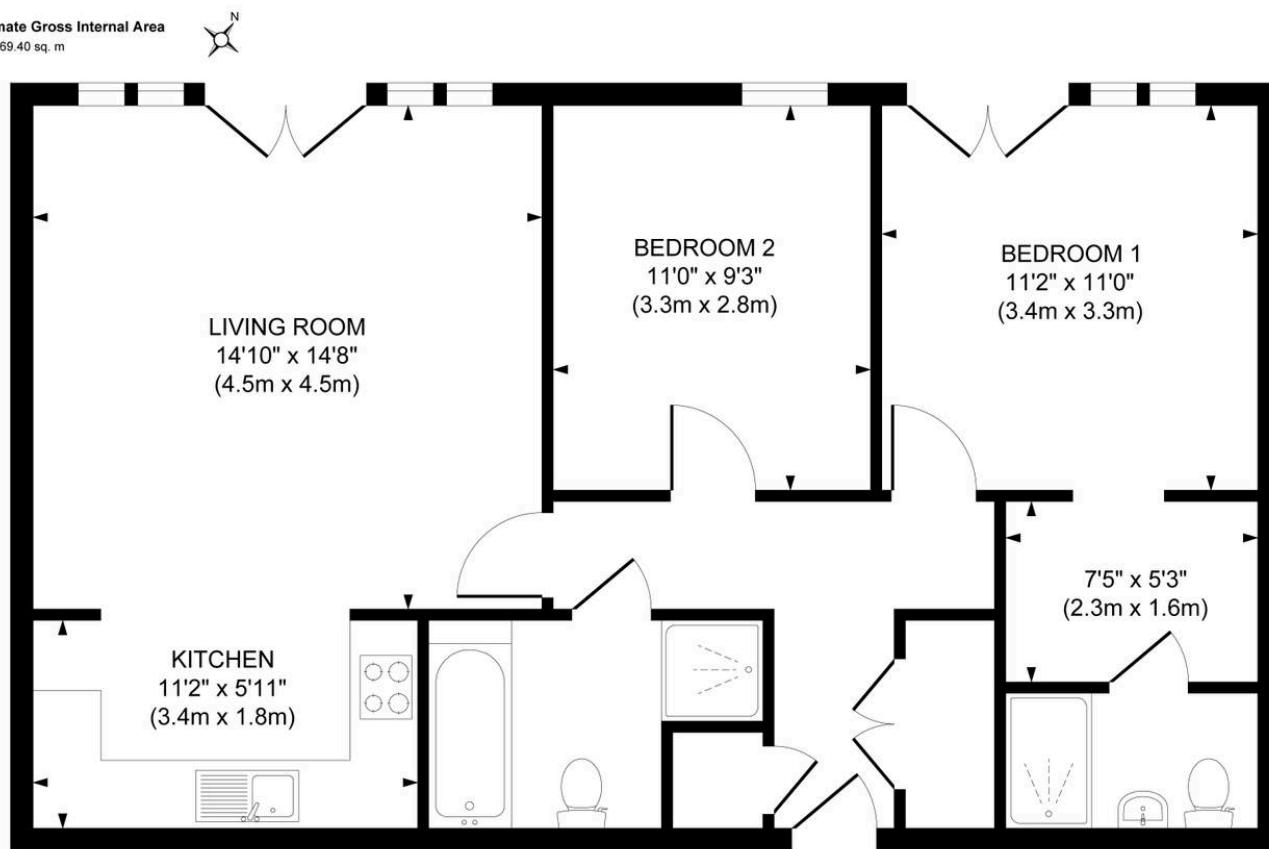
The property is located in this modern purpose-built block above the shops in the Village Square close to countryside, the highly regarded primary school and the Woodside Pavilion. A regular bus service runs through the village linking with the town centre, railway station and neighbouring districts. On foot, it is possible to walk through to the town centre, station and hospital via Ashenground Road and Bolnore Road. The town has an extensive range of shops, stores, restaurants, cafes and bars, a 6th form college and a leisure centre. 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.

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

**Station:** Haywards Heath mainline station (1.25 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  
747 sq. ft / 69.40 sq. m



GROUND FLOOR

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.

## Mansell McTaggart Haywards Heath

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