



**6 Updown Hill, Haywards Heath, West Sussex RH16 4GD**

Guide Price £425,000 – £450,000







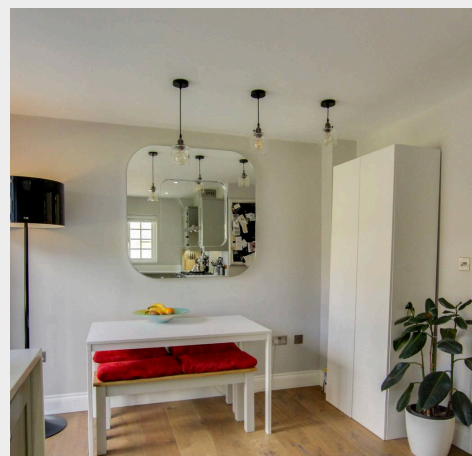
A very pretty 3 bedroom 2 bathroom semi-detached modern cottage which was the subject of almost complete refurbishment a few years ago situated right in the heart of Bolnore Village close to the village square shops, primary school and the glorious woodland that surrounds the village yet within an easy walking distance of the town centre and railway station.

#### **Agents Note:**

Estate charge: Currently £232 every 6 months

Managing Agents: Pembroke

- Beautifully presented 3 bedroom home
- The subject of major refurbishment
- Fully enclosed partly walled garden
- Allocated parking and garage behind
- Beautiful kitchen by Hamilton Stone design
- Rustic engineered oak flooring on ground floor
- Refurbished bathroom and en-suite shower room
- Immaculate and neutral decorations throughout
- Close to village square and primary School
- 1.2 mile walk to the railway station
- Close to Woodland, parks and playing fields
- Council Tax Band 'D' and EPC 'C'





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 sixth 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.

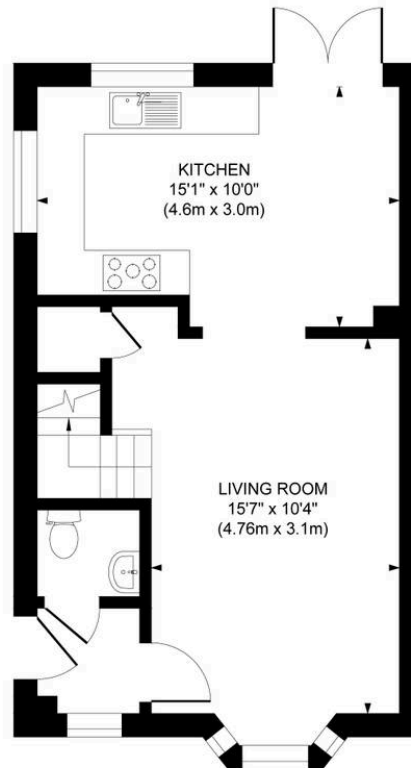
#### **Distances in approximate miles**

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

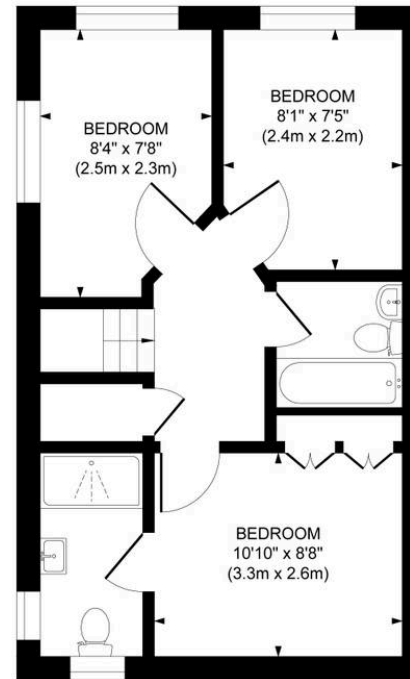
**Station:** Haywards Heath mainline station (1.2 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area  
794 sq. ft / 73.73 sq. m



GROUND FLOOR



FIRST 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.

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