



19 Juniper Court, Lower Village, Haywards Heath, RH16 4FZ  
£325,000



**MANSELL  
McTAGGART**  
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An enormous 1180 ft.<sup>2</sup> south facing ground floor garden apartment in a small block enjoying a pleasant wooded outlook to the rear and enjoying a predominantly south facing aspect within Bolnore Village.

- Extremely spacious ground floor garden flat (1180 ft.<sup>2</sup>)
- 1 of just 2 apartments on the ground floor
- Split-level living room - dining room
- Private south facing patio accessed from living room
- Fully equipped kitchen & separate utility room
- Main bedroom with en-suite shower room
- 2nd double size bedroom and family bathroom
- Short walk of the Village Square shops & protected woodland
- Allocated parking space (No. 93)
- EPC rating: D - Council Tax Band: D
- **Tenure:** Leasehold 999 years from 13.04.2004
- **Ground Rent:** £125 per annum. We believe this is the fixed figure for the whole of the lease (TBC)
- **Estate & Service charge:** For the 6 month period 01.09.2025 – 28.02.2026 = £1177.95
- **Managing Agents:** Pembroke Property Management, Foundation House, Coach & Horses Passage, Lower Pantiles, Tunbridge Wells, Kent TN2 5NP  
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e: support@pembrokepm.co.uk



Juniper Court is situated in Lower Village on the southern side of Bolnore Village which, in turn, is located on the south western side of Haywards Heath. The village is popular with professionals and families due to its friendly atmosphere and highly regarded primary school. There is also a Village Square with a large Co-op store and the Woodside Pavilion and playing fields which all create a central focal point.

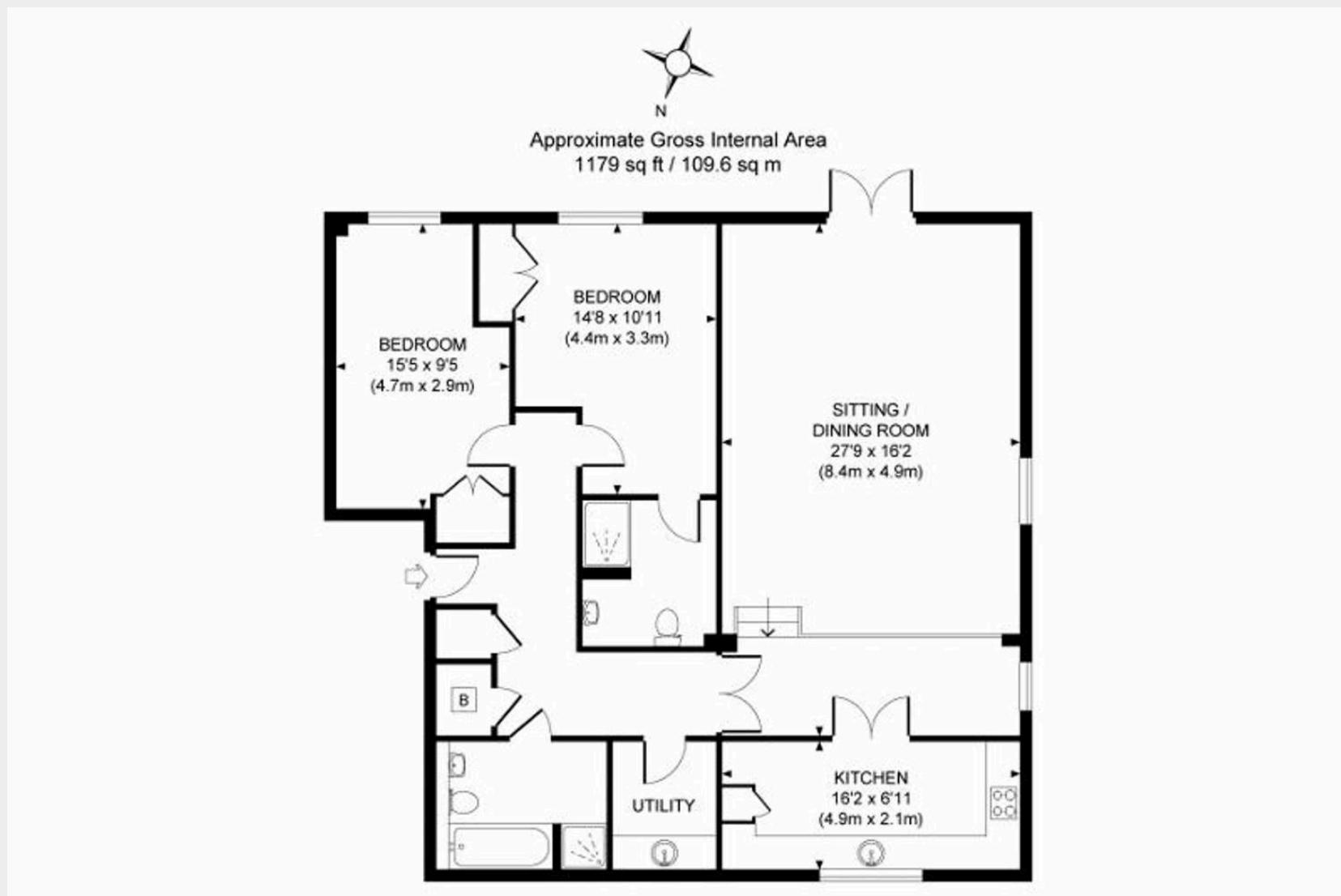
The A272 town relief road gives swift vehicular access to the neighbouring districts., Wivelsfield railway station, the town centre and Haywards Heath railway station (which provides a faster commuter service to London (47 mins), Gatwick (15 mins) and the south coast (Brighton 20 mins).

The town has an extensive range of shops, stores, restaurants, cafes and bars, a 6th form college and a leisure centre. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield.

#### **Distances: (in miles approx)**

Bolnore Village Primary School (0.3), Warden Park Secondary Academy (1.9), 6th Form College (1.7) Wivelsfield Railway Station (1.8), Haywards Heath Railway Station (1.6), A23 at Bolney (5.25), Brighton Seafront (18), Gatwick Airport (17)





## Mansell McTaggart Haywards Heath

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