

17 Updown Hill, Haywards Heath, West Sussex RH16 4GP ... Lease

Guide Price £260,000 - £270,000

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A 2 bedroom, 2 bathroom first floor coach house apartment with undercover car parking in space below, situated in the desirable Middle Village area of Bolnore Village, literally just behind the main Village Square with it shops and close to the popular primary school, playing field, glorious ancient woodland and countryside.

- Spacious 2 bedroom coach house apartment
- Undercover parking space below
- Fabulous open plan living area with south-facing Juliette balcony
- Master bedroom with en-suite shower room
- 2nd bedroom and 2nd bathroom
- Great location close to Village Square shops
- On a bus route & walk of town and station
- Close to ancient woodland walks and playing fields
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: D
- Tenure: Leasehold 125 years from 01.05.2005
- Ground rent: currently £250 per year - Awaiting confirmation of any Increases
- Estate charge: Bolnore Village is a privately managed estate and the upkeep of the building is also covered by an annual service charge which for the 6 month period - 01.09.2026 - 28.02.2027 costs £958.95
- Managing agents: Pembroke Property Management

The property is situated on the southern side of the Village Square in the desirable Middle Village area of Bolnore surrounded by various other attractive houses. The Square has shops and a highly regarded primary school. Bolnore Village has an excellent community spirit. 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, 6th form college, leisure centre and a mainline railway station which provides fast and frequent services to London.

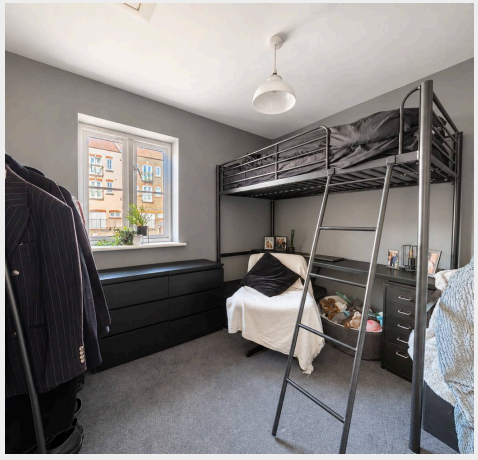
By road, access to the major surrounding areas including Brighton City Centre, Gatwick Airport and the M25 can be gained via the A272 and the A/M23, the latter lying approximately 4.5 miles to the west at either Bolney or Warninglid.

Distances in approximate miles ((on foot/car/rail)

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).











Mansell McTaggart Haywards Heath

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