

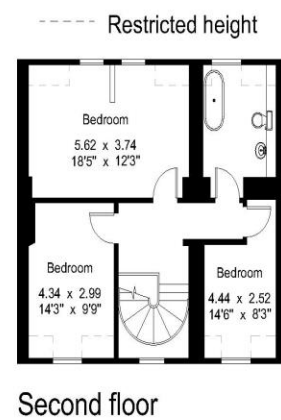
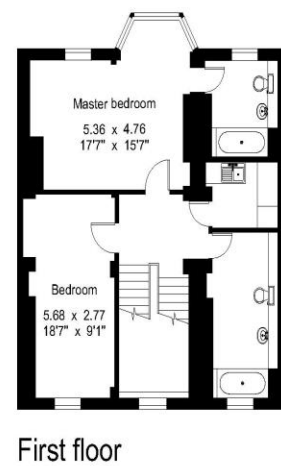
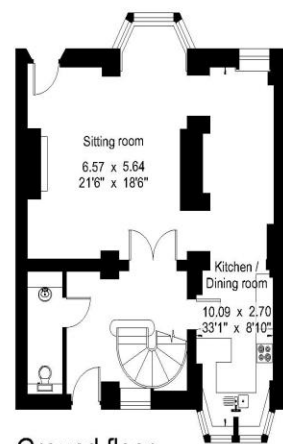
the floorplan...

Plot 4, Grosvenor Hall, Haywards Heath

Gross internal area (approx.)

House - 238.9 sq m (2571 sq ft)

For identification only - Not to scale
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A stunning conversion of a former Victorian convent into just 8 beautiful homes with allocated parking, garages, private gardens and a share of the 9 acres of communal grounds and ancient woodland within this gated complex within a 15 minute walk of the town centre and railway station.

£925,000

Freehold

4 Grosvenor Hall,
Bolnore Road,
Haywards Heath,
West Sussex RH16 4BX



more details from...

call: Haywards Heath: 01444 456431
email: hh@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

**MANSELL
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ESTATE AGENTS SINCE 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



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in brief...

- 5 bedroom, 3 bathroom character home with a south facing garden enjoying a wonderful outlook towards private woodland
- Accommodation spanning 3 floors (2,571 sq ft - 239 sq m)
- 44' south facing terrace and rear garden
- 2 allocated parking spaces and garage
- Freehold with 1/12 share of communal gardens and ancient woodland totalling 9 acres
- Impressive reception hall with tiled floor
- High ceilings, long windows with shutters
- Kitchen with granite worktops and integrated appliances,
- Living room with fireplace and separate dining room
- 3 beautiful bathrooms and utility room



in more detail...

The stunning conversion of a former Victorian convent into just 8 beautiful homes with ample parking, garages, private gardens and a share of the communal grounds and ancient woodland which total 9 acres within this gated complex on the edge of town close to woodland, Beech Hurst Gardens and within a 15 minute walk of the town centre and railway station.

No. 4 is one of the larger homes in the south wing with 5 bedrooms and 3 bathrooms. This fine home is approached via a grand reception hall with Victorian style tiled flooring and a bespoke staircase which rises to the upper floors. There is a large south facing sitting room with bay window, doors out to the south facing rear terrace and fireplace, a separate dining room and a beautiful kitchen which has been fitted by the highly regarded local firm, Hamilton Stone Design, to include granite worktops and a full range of integrated appliances. On the first floor there is a master bedroom with en-suite bathroom, utility room, 2 further bedrooms and a family bathroom. On the top floor there are two further bedrooms and a bathroom.

The grounds
Each home has its own private area of garden which will be maintained along with the communal gardens and the ancient and managed woodland which is completely private and owned jointly between the 12 residents that make up the freehold complex.



the location...

Grosvenor Hall is located at the end of Bolnore Road which runs south off the western end of Muster Green, opposite The Miller & Carter Restaurant, just to the west of the town centre. The parkland of Beech Hurst Gardens and the glorious countryside including Bolnore and Ashenground Woods provides wonderful walking. The town centre shops and stores and trendy Broadway with its numerous restaurants, cafes and bars are approximately 0.7 miles distant. The Waitrose store is adjacent to the railway station which is 0.8 miles distant. There is also a Sainsbury's Superstore and a state of the art leisure centre. Children from this side of town fall into the catchment area for Harlands Primary School and Warden Park Secondary Academy in neighbouring Cuckfield. The new primary school in Bolnore Village is a little closer. The local area is well served by some excellent independent schools which include Great Walstead, Cumnor House, Ardingly, Worth and Burgess Hill Girls. These and some of the county's other brilliant schools including Brighton College, Roedean and Bedes all run a school bus service with pick up points close by. The town has numerous open spaces and is surrounded by glorious countryside. Other nearby beauty spots include both Ditchling and Chailey Common nature reserves, the Ashdown Forest, the 180 acre Ardingly reservoir and the South Downs National Park. By road access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 at Bolney or Warninglid.

Distances: On foot/car in miles (approx)

The Broadway 0.65
Haywards Heath Railway station 0.8 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins)
Bolnore Village Primary School 0.5
Harlands Primary School 1.4
Warden Park Secondary Academy 1.4
A23 at Bolney 5
Gatwick Airport 15
Brighton seafront 14

