



**Pierces Lane
Haywards Heath, RH16 4LD**

**Asking Price Of
£350,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Pierces Lane, Haywards Heath, RH16 4LD

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LOCATION

Occupying a much-favoured location near the centre of Bolnore Village, the property is within a short walk to several local shops and the highly regarded primary school.

Bolnore Village lies approximately 1.5 miles from Haywards Heath with its wide range of shops and restaurants, modern leisure centre and the mainline railway station offering excellent services to London (Victoria and Thameslink to London Bridge).

There is also a regular bus service into Haywards Heath. The main A23 is approximately 5 miles distant, offering a direct route to the motorway network, the airports at Gatwick and Heathrow and the coast.

PROPERTY

Tenure: Freehold

A modern two-bedroom terrace house built circa 2005 is offered to the market with NO ONWARD CHAIN.

The property is set over two floors and comprises an entrance hall, downstairs cloakroom, and kitchen with a range of appliances. The spacious lounge/dining area

overlooks the pleasant south-facing garden. Upstairs are two double bedrooms, both with built-in storage and the property is completed by a modern family bathroom with a shower over the bath.

OUTSIDE

To the front of the property is an allocated parking space and a small garden. The private rear garden, accessed from the patio doors to the lounge, is south-facing and offers a wooden storage shed.

ADDITIONAL INFORMATION

Estate Charge: £160 every 6 months

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

5 mins walk



Shops

Co-op in Village
centre



Trains

Hayward Heath
1.5 mile walk



Airport

Gatwick
14.4 miles



Roads

A23
5 miles



Sport & Leisure

Woodside
4 min walk



Rental Income

£1,500 pcm



Schools

Bolnore Primary
Warden Park



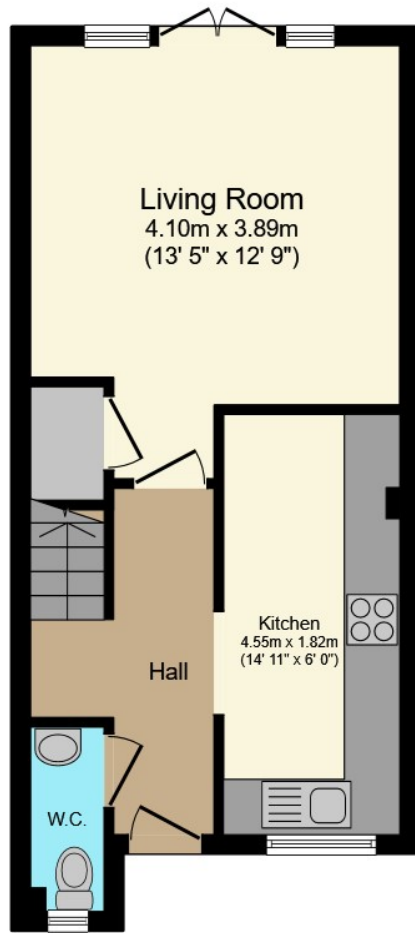
Broadband

Up to 70 Mbps

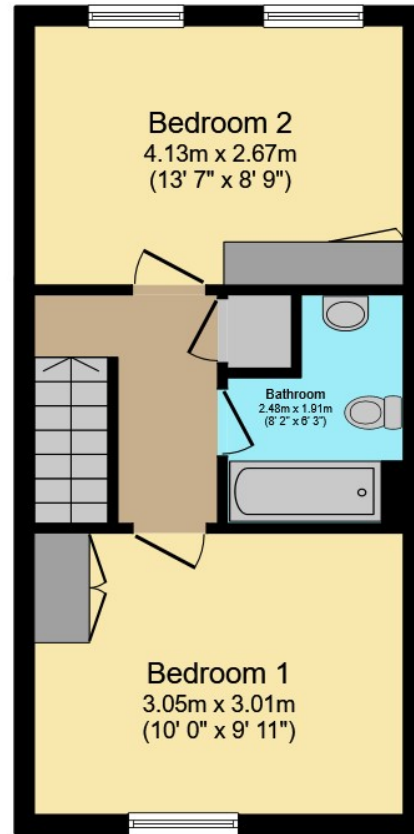


Council Tax

Band D

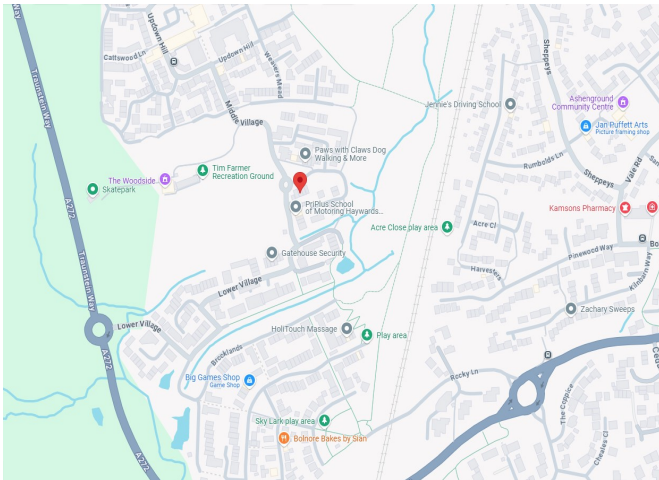


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

743 sq ft / 69 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447
hhsales@brocktaylor.co.uk



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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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