



## 69 Farriers Lea, Haywards Heath, West Sussex RH16 4FS

GUIDE PRICE ... £475,000-£485,000 ... FREEHOLD



**MANSSELL  
McTAGGART**  
Trusted since 1947



A versatile 3/4 bedroom terraced town house with a fabulous open plan ground floor living space and a 39' x 19' enclosed garden enjoying a great location in Bolnore Village backing onto the ancient and protected woodland within a 5 minute stroll of the Village Square shops and excellent primary school.

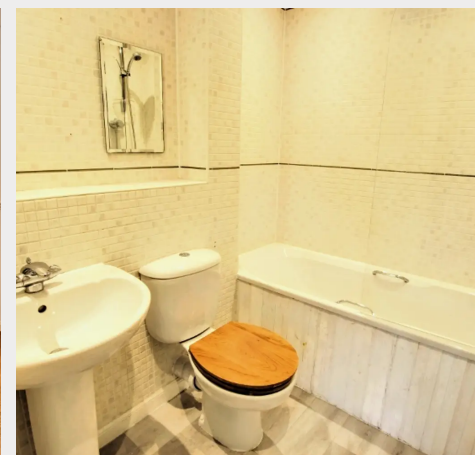
- Versatile home backing onto protected Woodland
- 5 minute walk to Bolnore Village Square shops
- Bolnore Primary & Warden Park Secondary Academy School catchment areas
- Fabulous open ground floor living area with refitted kitchen & bifold doors out to rear garden
- 1st floor: bed 3 & living room/large bed 4
- Top: master suite, 2nd bedroom and 2nd bathroom
- Driveway and fully enclosed rear garden
- Close to the playing fields, sports pitch, mini-skate park and Woodside pavilion
- For sale with no onward chain
- Estate charge: £300 per annum
- EPC rating: C - Council Tax Band: E



Farriers Lea is located off Pierces Lane in Bolnore Village just east of the recreation ground and Woodside Pavilion and just south of the Village Square where there are shops and the highly regarded primary school. There is an excellent community spirit in Bolnore with lots of activities and a pre-school at the Woodside Pavilion and a nursery school in the barn at the top of the village. The Village is surrounded by woodland and pathways providing wonderful walks. A bus service runs through the village linking with the town centre, railway station and neighbouring districts. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield. On foot, the town centre can be swiftly accessed via Bolnore Road or Ashenground Road where there is an extensive range of shops, stores, restaurants, cafes and bars. The town also has a state-of-the-art leisure centre and 6th form college. By road access to the major surrounding areas can be swiftly gained via the A272 and A/M23. The latter lying about 6 miles to the west at Bolney.

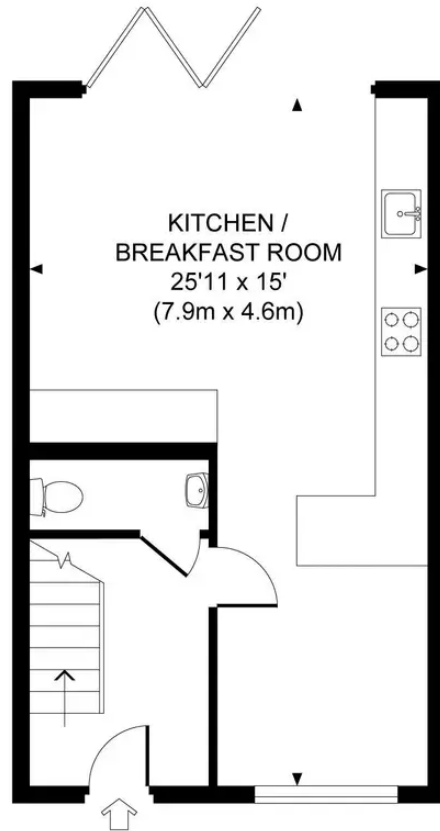
**Distances: (in miles approx)**

Bolnore Village Primary School (0.3), Warden Park Secondary Academy (1.8), Wivelsfield Railway Station (2.3), Haywards Heath Railway Station (1.6), A23 at Bolney (4.8), Brighton Seafront (18), Gatwick Airport (17)

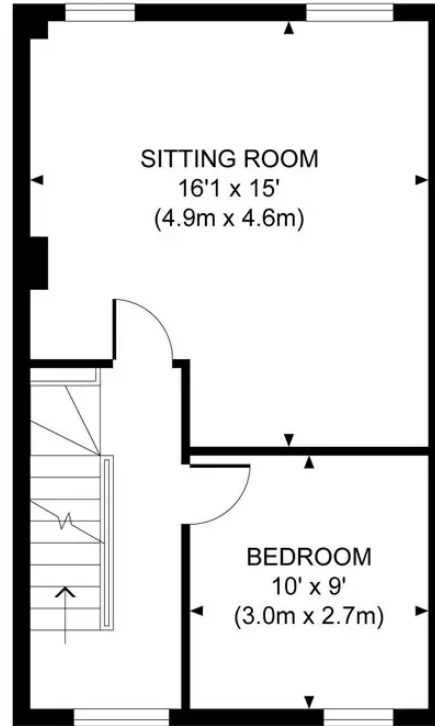




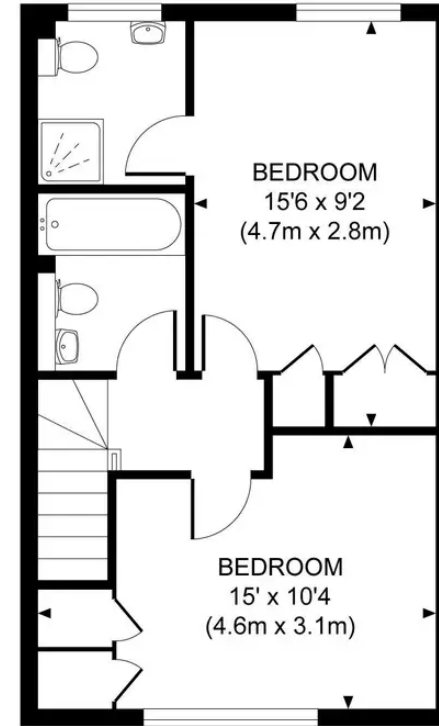
Approximate Gross Internal Area  
1173 sq ft / 109 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Mansell McTaggart Haywards Heath

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