



## Flat 8, Chapel Heights, Bolnore Road, Haywards Heath, West Sussex RH16 4AN

PRICE ... £750,000 ... LEASE WITH SHARE OF FREEHOLD



**MANSSELL  
McTAGGART**  
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A recently refurbished 4 bedroom, 3 bathroom apartment with double garage providing beautiful accommodation of almost 2000 ft.<sup>2</sup> in this imaginatively converted former chapel located in a leafy no-through road just to the west of the town centre close to glorious woodland, Beech Hurst Gardens and a 15 minute walk of the railway station.

- Beautiful character apartment with up to 4 bedrooms
- Magnificent 20'x 20' drawing room with vaulted ceilings and stone mullion windows
- Fully equipped kitchen refitted by Smallbone
- Immaculate and neutral decorations throughout
- Lift service
- 2 of the 3 bathrooms and cloakroom have been refitted
- Double garage with electric doors
- Adjacent to Beech Hurst Gardens with its tennis courts, bowls club, miniature steam railway, coffee hut and restaurant
- Well managed with residents' participation
- Tenure: 1/10th Share of freehold and lease recently updated to 999 years from 01.07.2000
- Service charge: £343 per month
- Managing agents: Graves Son & Pilcher





Chapel Heights is located towards the southern end of Bolnore Road, a no through road which runs south off the western end of Muster Green, 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, restaurants, cafes and bars are approximately 0.7 miles distant. There is a Sainsbury's superstore and a Waitrose store which is adjacent to the railway station (0.8 miles distant). The local area is well served by excellent local and independent schools and the town has a 6th form college. Independent schools 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. 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) Haywards Heath Railway station 0.8 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins), Bolnore Village Primary School 0.6, Harlands Primary School 1.4 Warden Park Secondary Academy 1.4, A23 at Bolney 5 Gatwick Airport 14 Brighton seafront 15







## Mansell McTaggart Haywards Heath

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