

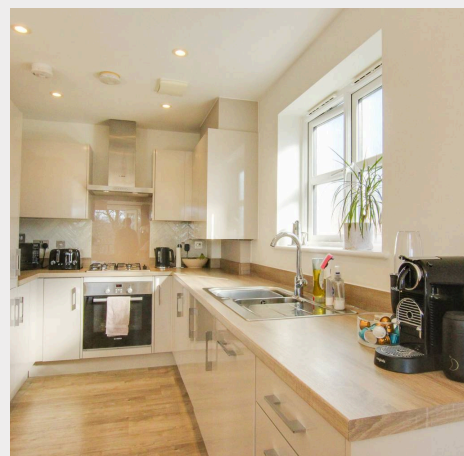
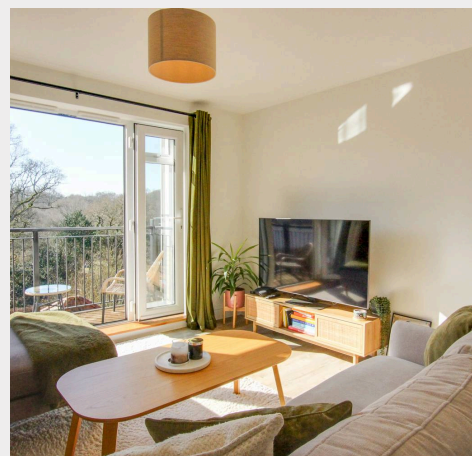


9 Chorley House, Centenary Way, Haywards Heath, RH16 4WN

Guide Price £300,000 – £315,000 ... Leasehold



**MANSELL
McTAGGART**
Trusted since 1947



A fabulous top floor 2 bedroom, 2 bathroom south facing penthouse apartment with a fabulous view across the protected ancient woodland in the north/eastern and most desirable part of Bolnore Village within a short walk of the Village Square shops, the glorious woodlands, town centre and a 0.9 mile walk to the railway station on foot via Wealden Way.

- 1 of just 9 apartments in the building
 - Allocated parking space
 - Immaculate & neutral decor throughout
 - Double aspect kitchen/living area with integrated appliances
 - Master bedroom with en-suite shower room
 - 2nd double bedroom and bathroom
 - Close to countryside and the Village Square
 - Easy walk to town centre and railway station
 - EPC: B Council Tax Band: D
 - Tenure: leasehold – 125 years from 01.01.2015
 - Ground rent: Currently (2025) £250 per year and reviewed every 10 years in line with the retail price index (RPI)
 - Service charge: a bi-annual payment 1st Jan - 31st May £982.41 and same amount expected for remainder of year from 1st June 2025 - 31st December 2025. Reviewed on annual basis.
 - Buildings insurance contribution for the whole year = £798.23
 - Managing agents: Pembroke PM, Foundation House, Coach and Horses Passage, Tunbridge Wells, Kent, TN2 5NP
- NB. This information is believed to be correct however intending purchase should check with the managing agents before proceeding.

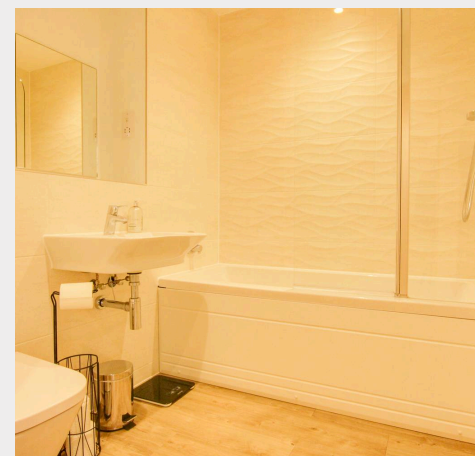
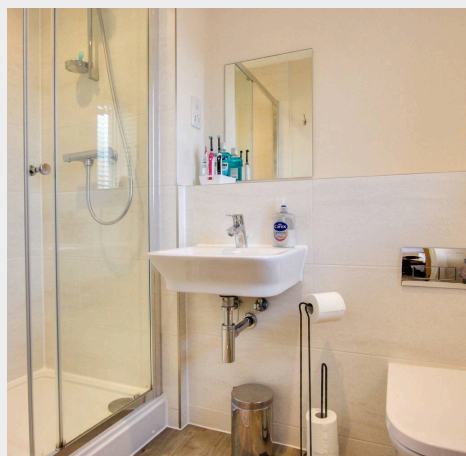
Chorley House in Centenary Way is located off Renfields within Bolnore Village on the town's south/western edge and can be swiftly accessed on foot from either Wealden Way or Bolnore Road. Open countryside and protected woodland interspersed with numerous pathways is literally on the doorstep providing some wonderful walks with links to the Village Square with its Co-op store or through to Ashenground Road. The village has a highly regarded primary school and children go onto Warden Park Secondary Academy in neighbouring Cuckfield. The Woodside pavilion has numerous community facilities, sports pitches and a bar (Open limited hours).

A regular bus service runs through the village linking with the town centre, railway station and neighbouring districts.

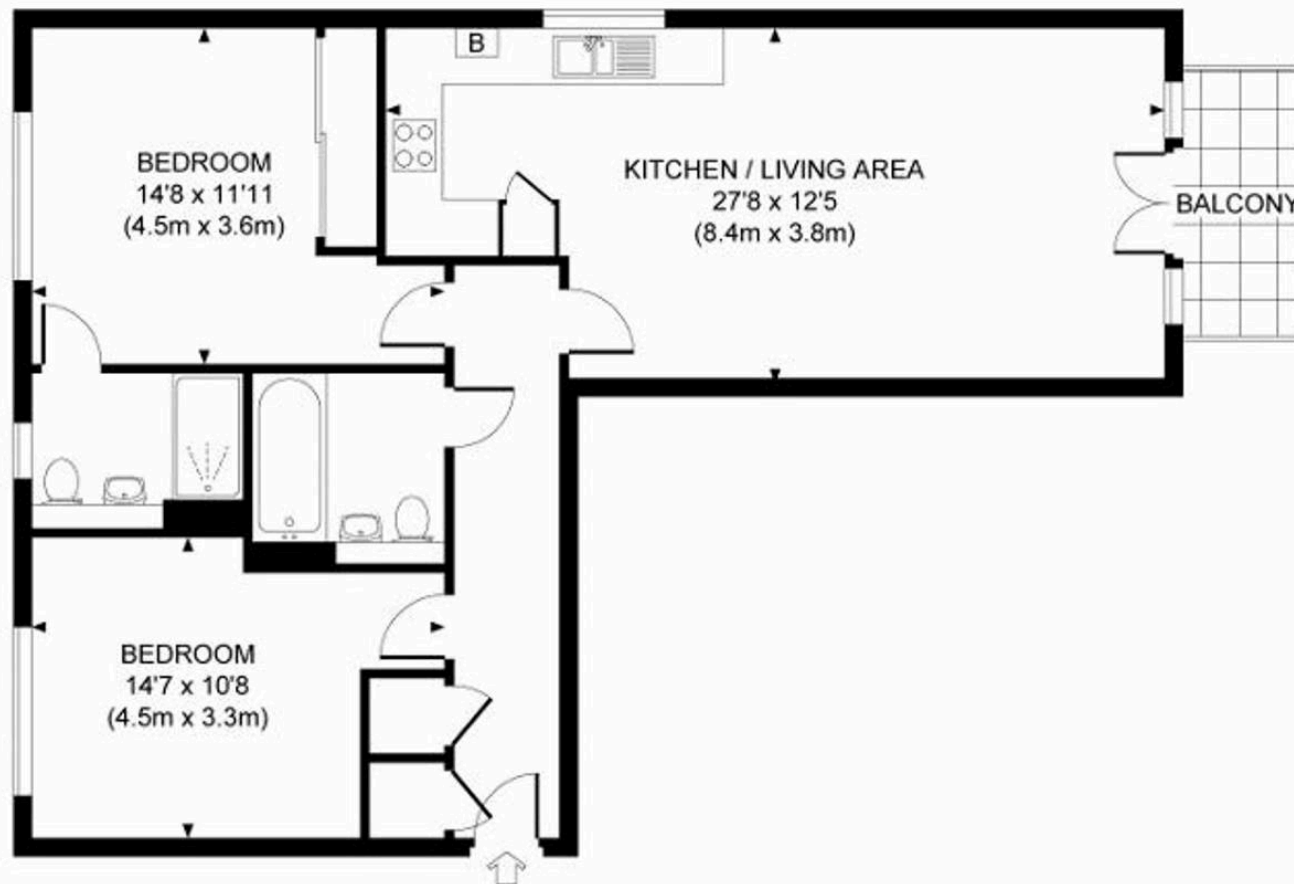
The town has an extensive range of shops, restaurants, cafes and bars, sports clubs, 6th form college and a leisure centre. The main town centre, trendy Broadway and railway station can be reached on foot within 15/20 minutes.

Distances: (on foot/by car in miles approx)

Bolnore Primary School 600 yards, Warden Park Secondary Academy 1.6, Railway station 1.3 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), A/M23 at Bolney 5.5, Gatwick Airport 14, Brighton seafront 15



Approximate Gross Internal Area
788 sq ft / 73.2 sq m



SECOND FLOOR

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