



**West Lodge, 23 Bolnore Road, Haywards Heath, RH16 4AB**

Guide Price £750,000 – £800,000



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An exquisite newly converted 4 bedroom semi-detached house which has been created from the conversion from this beautiful Victorian home located on this no through road off the western end of Muster Green close to the town centre, station, Beechhurst Gardens and woodland. The interior designer owner has divided this large detached house into a pair of character homes to a finish seldom found on the open market.

The property now benefits from new heating, electrical system, windows, roof, beautiful bathroom and kitchen fittings, floor coverings including Herringbone wood floors, high ceilings and cornice work and landscaped rear garden.

- Beautifully equipped Victorian home
- Prime location near town and station
- Close to Beechhurst Gardens and Bolnore Woods
- Beautiful kitchen with usual appliances and bespoke seating
- High ceilings with cornice - New windows throughout
- 4 bedrooms and 3 bathrooms (1 en-suite)
- Tanked cellar - Laundry cupboard - Downstairs cloakroom
- Private driveway parking
- Small fully enclosed rear garden
- Easy walk to local schools
- For sale with no onward chain
- Council Tax Band 'tba' and EPC 'C'



Bolnore Road is 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 and links with the Paiges Meadow and Blunts Wood nature reserve. The town centre shops and stores and trendy Broadway with its numerous restaurants, cafes and bars are approximately 0.5 miles distant. There is a Sainsbury's superstore and a Waitrose store which is adjacent to the railway station (0.8 miles distant). There is also 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 and there is a 6th Form College in Harlands Road. The 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 independent schools including Brighton College, Roedean, Lancing College 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 0.45 Haywards Heath Railway station 0.6 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins) Bolnore Village Primary School 0.6 Harlands Primary School 1.2 Warden Park Secondary Academy 1.6 A23 at Bolney 5 Gatwick Airport 14 Brighton seafront 15





**Mansell McTaggart Haywards Heath**  
 Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP  
 01444 456431  
[hh@mansellmctaggart.co.uk](mailto:hh@mansellmctaggart.co.uk)  
[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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