



2 Tanners Cross, Haywards Heath, West Sussex, RH16 4GE

Guide Price £400,000-£425,000

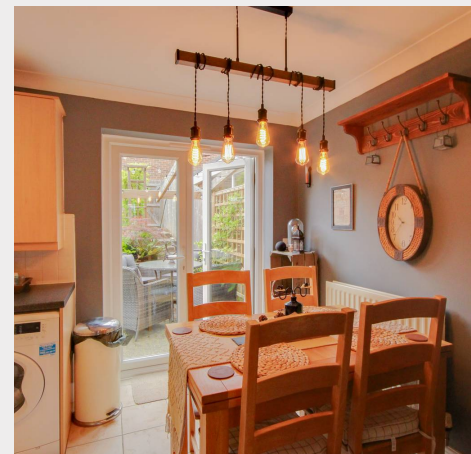


**MANSELL
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A very well presented and recently improved 3 bedroom terraced house occupying a great position on the edge of the Village Square in the heart of Bolnore, close to the shops, excellent primary school, the glorious countryside and woodland surrounding the village and within walking distance of the town centre and railway station

- Immaculate 3 bedroom terraced house
- Overlooking the Village Square in Bolnore
- Close to the ancient woodland, playing fields & parks
- New windows, doors and bathroom
- Garage and parking space located beneath 6 Tanners Cross behind
- The garage is held on the remainder of a 999 year lease and the owner pays a ¼ share of the buildings insurance for the garage
- Sitting room & separate kitchen/dining room
- 2 doubles and 1 single sized bedroom
- 28' x 15' cottage style rear garden
- 1.3 mile walk to the railway station
- Estate charge: for 01.03.25–31.08.25 = £233.36
- EPC rating: C – Council Tax Band: D

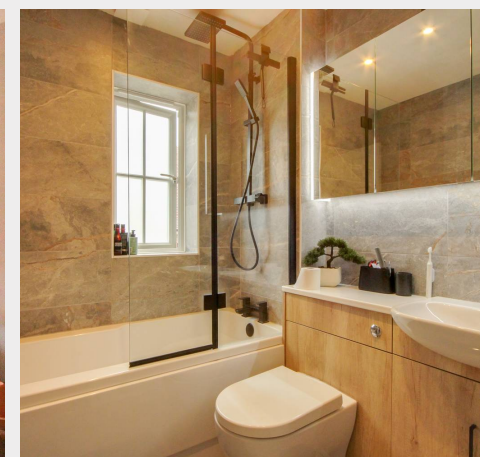
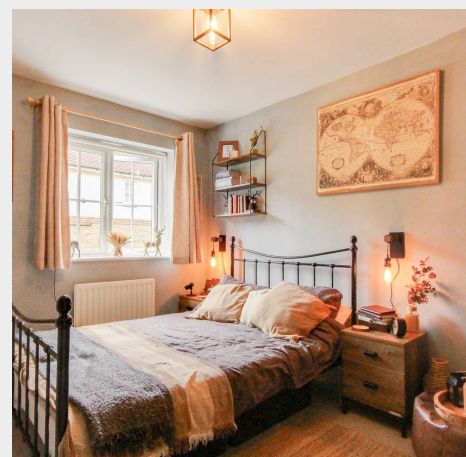


Tanners Cross is located off Updown Hill overlooking the Village Square in the popular Middle Village area of Bolnore. Bolnore Village is particularly popular with professionals and families due to the excellent community spirit, highly regarded primary school and the new Woodside pavilion with its bar and excellent sports facilities. The village is surrounded by countryside and woodland interspersed with tracks and pathways providing wonderful walks. There are pedestrian links through to Bolnore Road, Wealden way and Ashenground Road which gives Swift pedestrian access through to the town centre and railway station. The town has an extensive range of shops, stores, restaurants, cafes and bars and the railway station provides a fast commuter service to London (Victoria/London Bridge 45 minutes), Gatwick airport 15 mins and Brighton 20 mins.

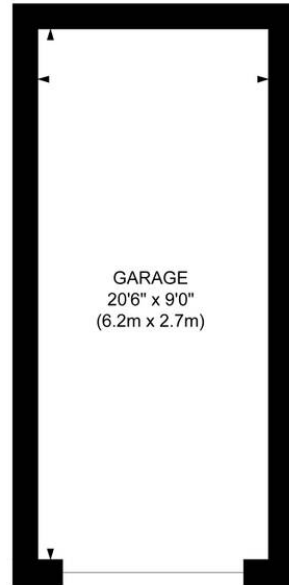
By road access to the major surrounding areas including Brighton, Gatwick airport and the M25 can be gained via the A272 and the A/M23 which lies about 5 miles to the west at Bolney.

Schools: Bolnore Village Primary 0.1 mile Warden Park Secondary Academy 1.2 miles

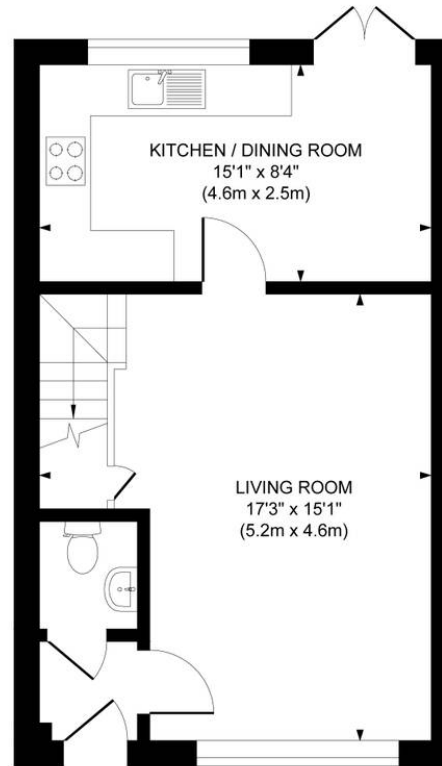
Station: Haywards Heath Mainline Railway Station (London Victoria/London Bridge 47 mins, Gatwick Airport 15 mins and Brighton 20 mins) 1.3 miles.



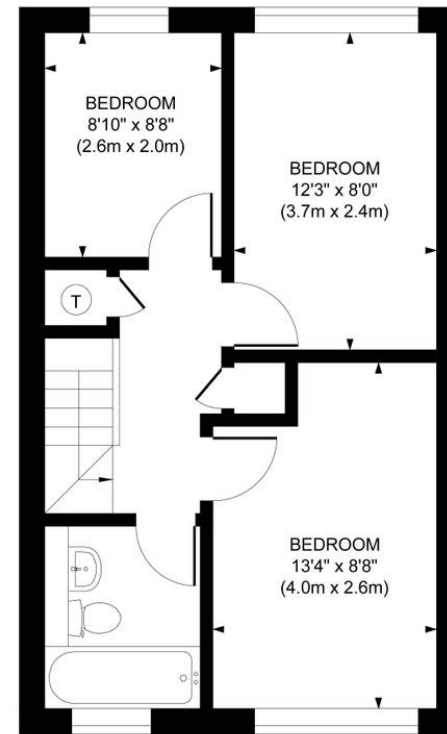
Approximate Gross Internal Area
 Main House 788 sq. ft / 73.29 sq. m
 Garage 182 sq. ft / 16.91 sq. m
 Total 970 sq. ft / 90.20 sq. m



GARAGE



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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