

SOLD STC



Pierces Lane, Bolnore Village

3 Bedrooms, 2 Bathroom, Three Bedroom Town House

Asking Price Of £455,000



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- Three Bedrooms
- Terraced House
- Integral Garage
- Two Bathrooms One En-Suite
- Kitchen/Diner



INTRODUCTION

Set in a favourable spot within Bolnore Village this is an Ideal family home built in 2008 by Bovis homes which provides plenty of space. The flexibility of the three floors and the accommodation ensures that it will appeal to a wide range of buyers.

ACCOMMODATION

Spacious Tiled Entrance Hall With Inner Door To Garage And Good Sized Under Stairs Cupboard. Stairs To Fully Fitted Breakfast Kitchen With 6 Burner Range, Cooker Fridge/Freezer, Dishwasher And Washer/Drier And French Doors To Garden. Sitting Room. Cloakroom. Stairs To Three Double Bedrooms (Two With Fitted Wardrobes). Two Bathrooms (One En-suite). Garage And Drive Parking. Decked Garden.

LOCATION The property is set at the edge of the popular Bolnore Village development siding onto the Ashenground Woods nature reserve. The house is also within a minutes walk of Bolnore Village Primary School and the Co-Op convenience store, with the Community Centre, pre-school and recreation ground also being a short walk away. Haywards Heath train station, with its direct service to London (45 mins) and Brighton (15 mins), is approximately 1.5 miles from the property, with the town centre and Orchards Shopping facilities just a mile away. The property also offers good access to the A23 & M23, and both Warden Park Academy & Oathall Community College too.

EPC Rating: C

Estate Management Service Charge £309.00 p.a.
(paid 1/2 yearly)



TENURE Freehold

Mains Water
Mains Gas
Mains Electric

Safety Certificates
Gas Expires 22.06.2025
EICR - Expires 16.11.2025

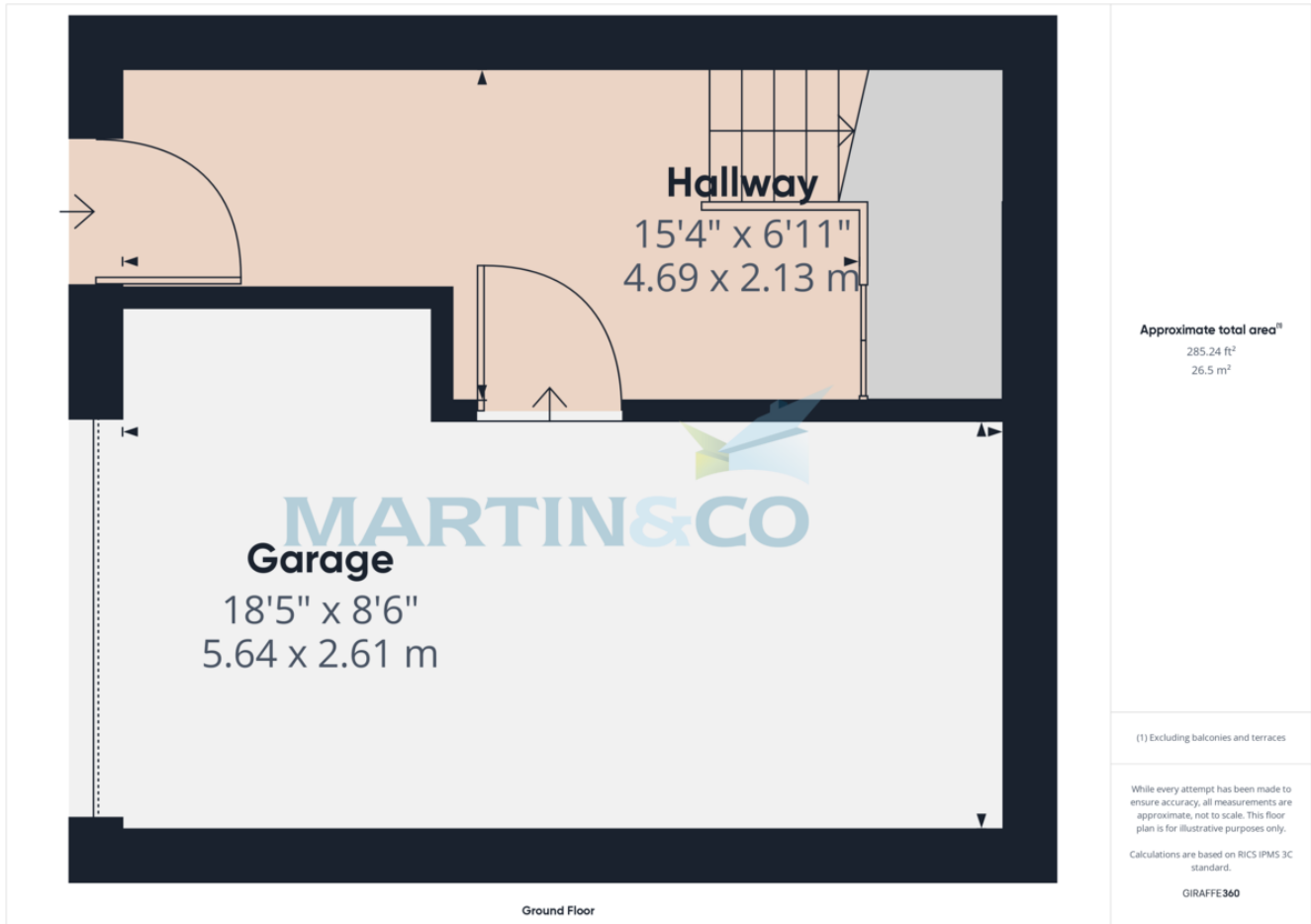
Council Tax Band D £2,227.92 (Mid Sussex District
Council 2024/2025)

The property is currently tenanted and will have vacant
possession on completion .





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Approximate total area⁽¹⁾
 285.24 ft²
 26.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Martin & Co Burgess Hill

3-4 Keymer Road • Burgess Hill • RH15 0AD
 T: 01444 242059 • E: haywardsheath@martinco.com

01444 242059

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.