



BRITISH PROPERTY AWARDS

2022



GOLD WINNER

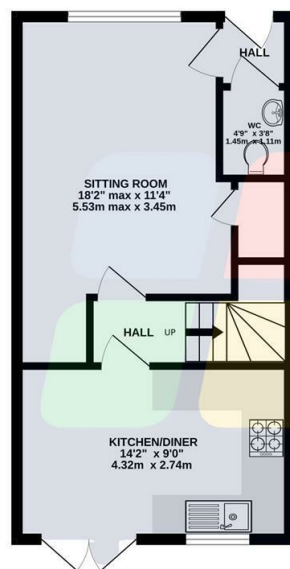
PSP HOMES SOUTH ENGLAND (OVERALL)



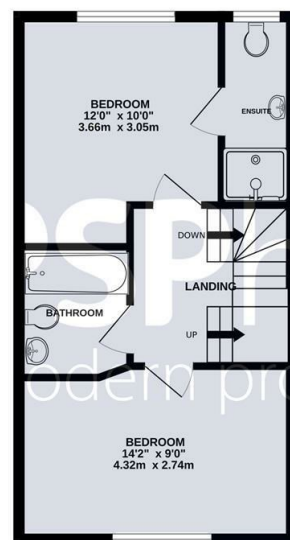
61 Highbank, Bolnore Village, Haywards Heath, W. Sussex, RH16 4TT

Guide Price £400,000 Freehold

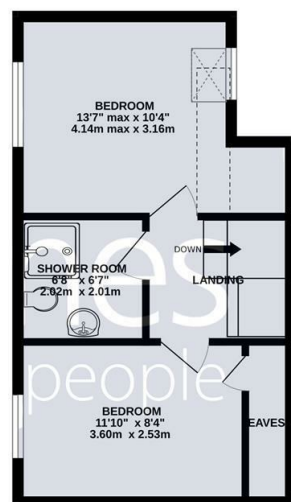
GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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VIEWING BY APPOINTMENT WITH PSP HOMES

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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## 61 Highbank, Bolnore Village, Haywards Heath, W. Sussex, RH16 4TT

Guide Price £400,000 - £425,000

What we like...

- \* Recent loft conversion means there are now four fabulous double bedrooms.
- \* Social kitchen/diner across the rear.
- \* Three modern bath/shower rooms.
- \* Two allocated parking spaces to the rear.
- \* Popular Bolnore Village location with incredibly reputable primary school nearby.

**Guide Price £400,000 - £425,000**

### The Home...

Built in 2005 by Crest Nicholson and located in the popular 'Village Heights' area of Bolnore Village, this home has been subjected to an impressive loft conversion elevating the accommodation to four double bedrooms. The ground floor features a spacious sitting room and a social kitchen/diner across the rear, with French doors opening onto the garden. The kitchen itself is equipped with an integrated oven, gas hob, and extractor, and has ample space for a dining table. There is also an oversized cloakroom for convenience.

The first floor boasts two well-proportioned double bedrooms. The master bedroom benefits from an en-suite shower room and useful recess for a wardrobe. The second bedroom offers superb views towards the woodland. Both bedrooms and the landing have been newly re-carpeted in recent times.

The loft conversion has added two additional double bedrooms and a contemporary shower room. These rooms have been designed to maximize space and light, creating an airy atmosphere. Both bedrooms are served by the stylish shower room making this level incredibly functional for guests and children alike. If you preferred, you could have this entire level as one large master suite.

Further attribute include gas fired central heating and double glazed windows throughout.

### Step Outside...

The rear garden is a low-maintenance haven with a blend of patio and lawn areas, ideal for relaxation and outdoor entertainment. Gated rear access leads to the two allocated parking spaces, adding to the convenience. The front garden, though modest, adds to the home's curb appeal.



### The Location...

Highbank is situated in the Village Heights on the southern fringes of the popular Bolnore Village. Bolnore Village Square offers a Co-Operative Convenience Store, the highly regarded 'Bolnore Village Primary School' and bus routes to surrounding areas. The recently opened 'Woodside' community building provides a social hub of the village with a variety of different social events and classes including 'Woodies Bar' on a Friday/Saturday evening. On foot, there are various footpaths & bridleways which lead into Haywards Heath's town centre and, in turn, on to the mainline station which provides swift links to London (approx. 47 mins), Brighton and Gatwick International Airport. Wivelsfield Station is also an easy drive along Rocky Lane/Valebridge Road.

Children from Bolnore Village fall into the catchment area for 'Warden Park' secondary school in the neighbouring village of Cuckfield and there is a regular school bus which runs morning and afternoon. By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west. Haywards Heath's town centre provides extensive shopping & leisure facilities including The Orchards Shopping Centre, The Broadway and Waitrose and Sainsbury's Superstores.

### The Finer Details...

Tenure: Freehold  
Title Number: WSX294554  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Available Broadband Speed: Ultrafast (up to 1000 mbps)

We believe the above information to be correct but recommend intending buyers check personally before exchange of contracts.

