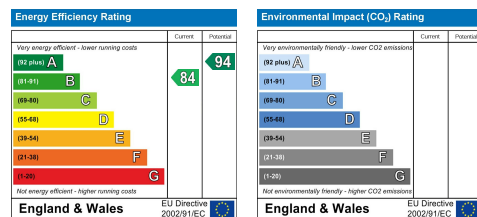


GROSS INTERNAL AREA EXCLUDING GARAGE = 1,040 SQ FT
 TOTAL FLOOR AREA: 1249 sq.ft. (116.0 sq.m.) approx.
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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6 Little Pithfield, Bolnore Village, Haywards Heath, West Sussex, RH16 4WB

Guide Price £550,000 Freehold

6 Little Pithfield, Bolnore Village, Haywards Heath, West Sussex, RH16 4WB

What we like...

- * Peaceful position in favoured Upper Bolnore, just 15 mins to the station & town on foot.
- * Contemporary modern spec throughout.
- * Larger than many neighbouring homes, particularly the kitchen.
- * South facing garden meaning sunshine through the day (with gated side access)
- * Excellent school catchment area (Bolnore Primary and Warden Park Secondary)

Welcome Home...

This excellent link-detached home was built in 2018 by Crest Nicholson and enjoys a peaceful position in a no through cul-de-sac in the incredibly popular 'Upper' phase of Bolnore Village. This convenient spot is just 15 mins walk to Haywards Heath Station via Bolnore Road and within easy reach of the highly regarded Bolnore Village Primary School. Although similar in external appearance, this home is slightly larger than many similar homes in this phase of Bolnore Village and a noteworthy advantage is the end position, which means you have gated side access to the garden.

Internally the house is offered for sale in excellent order with a contemporary, modern specification throughout with tasteful interiors. The spacious living room extends to 20ft x 16ft and is a great space for entertaining with clearly defined sitting and dining zones. The room is bathed in natural light due to its southerly aspect and 'French' doors opening out on to the paved terrace.

The kitchen is larger than neighbouring homes and stylish in finish. It boasts all the necessary integrated appliances including the fridge/freezer, oven/hob, dishwasher and washer/dryer, extra storage cupboards and a bay window that provides space for a breakfast table,

There is also a cloakroom and large understairs cupboard – perfect for shoes & coats.

On the first floor you'll find three bedrooms and two bath/shower rooms. The master enjoys fitted wardrobes and its own luxury en-suite (with window). The second and third bedrooms are served by the contemporary family bathroom with overhead power shower.

The house enjoys a high degree of energy efficiency (EPC: B 84/100) with plenty of insulation, high performance double glazing throughout, gas fired central heating and the remainder of 10 year new homes warranty. The décor is tasteful and the house offers a truly 'turn-key' option for an incoming buyer. For those who work from home you have Ultrafast broadband speed available (up to 8,000 mbps download).

Step Outside...

The rear garden is south facing meaning there is plenty of sunshine throughout the day. The paved terrace provides a lovely spot for a barbecue and the remainder is laid mainly to lawn. There is a door providing access to the attached garage and gated side access (something the neighbouring homes don't have!).

To the front is a small garden and block paved driveway leading to the attached garage. There is also an EV charge point.



Scope/Potential...

As this home has the gated side access, there is scope to convert the garage into additional accommodation, if required. There is also potential to extend over the garage to create a fourth bedroom on the first floor. Any work would of course be subject to any necessary consents.

Location, Location, Location...

Little Pithfield is a very quiet cul-de-sac off of Renfields, forming part of the popular fifth phase of 'Bolnore Village', situated on the northern fringe of the development, within walking distance of the town centre & station. One, and often overlooked, benefit of this location is the convenience to Haywards Heath's mainline station which lies just over a mile distant via Bolnore Road. The station provides frequent commuter links to London (47 minutes to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins). The beautiful Ashenground Woods is a great spot for walking the dog or exploring with the kids and leads through into Haywards Heath.ns).

Local amenities are provided by the Village Square including a convenience store. The recently opened 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies roughly one mile distant. By road these surrounding areas can be accessed via both the A272 and A23(M) with the latter lying west at Warninglid/Bolney.

The highly regarded Bolnore Village Primary School is close by and is the first self-governing parent-promoted primary school in the country. Children from this area usually attend Warden Park for secondary education, which lies just over one mile distant in the neighbouring village of Cuckfield. There is a bus service running between Bolnore and Warden Park in both the morning and afternoon. For younger children, the village has an excellent nursery in the form of 'Perfect Start' which is in the converted barn building on Parkfield Way. There is also a great pre-school at Woodside (Middle Village) offering an inviting and stimulating environment for young children to play, learn and grow.

The Finer Details...

Tenure: Freehold

Title Number: WSX402330

Local Authority: Mid Sussex District Council

Council Tax Band: D

Annual Estate Charge - £450 p.a.

Managing Agents: Pembroke

Broadband Speed: Up to 8,000 MB download (Ultrafast)

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

