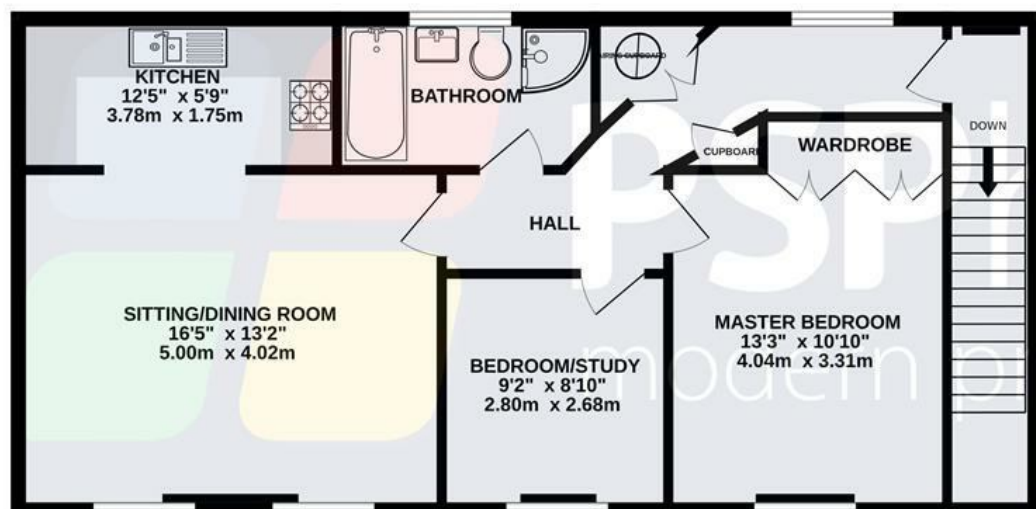
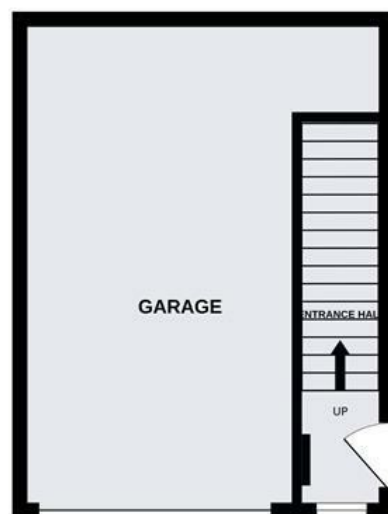
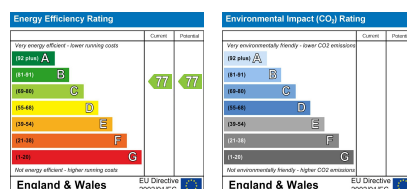


1ST FLOOR  
749 sq.ft. (69.6 sq.m.) approx.  
GROUND FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2024



  
**BRITISH  
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★★★★★  
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PSP HOMES  
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(OVERALL)



**6 Tanners Cross, Bolnore Village, Haywards Heath, W. Sussex, RH16 4GE**

**Guide Price £300,000 Freehold**



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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6 Tanners Cross, Bolnore Village, Haywards Heath, W. Sussex, RH16 4GE

What we like...

- \* FREEHOLD coach house in a peaceful setting.
- \* Private entrance, large loft space, parking and integral garage.
- \* Spacious, light & airy accommodation.
- \* Short walk to Bolnore Village square with convenience store, bus service and primary school.

#### The Home...

This fabulous FREEHOLD coach house was built in 2003 and enjoys a peaceful, tucked away courtyard location close to Bolnore Village Square and primary school.

The home is offered for sale with no onward chain and enjoys its own private entrance, with stairs leading to the first floor hallway with its airing cupboard and access to the enormous, boarded loft space.

The accommodation is light, airy and spacious. The sitting/dining room is the hub of the home and is open plan to the kitchen, which offers plenty of storage and integrated oven, gas hob and washer/dryer. The open plan layout makes this the ideal space to entertain friends.

Both bedrooms are good size doubles and the main bedroom enjoys two sets of fitted wardrobes.

The bathroom is incredibly generous in size with a bath and separate shower.

Décor wise the home offers a blank canvas for an incoming buyer. There is also gas fired central heating and double glazing.

Outside you have an allocated parking space and integral garage with understairs storage area.

This home would be the perfect for a first time buyer, downsizer or someone looking for a secure UK bolt hole for an international traveller. If you were to purchase as a rental investment you can expect to achieve in the region of £1,400 PCM.



#### The Location...

Tanners Cross is situated within the Middle Village area of the popular Bolnore Village - a development built from the turn of the Millennium and perfect for a young family with real community spirit. This position is close to adjoining woodland and children's play parks, making it the ideal location for a family. Bolnore Village Square is just a short walk and offers a Co-Operative Convenience Store and bus routes to the surrounding towns & villages. 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 a literal stone's throw from the house 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.

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. The nearest cut through is just at the end of the close and leads through to Ashenground & Bolnore Woods.

#### The Finer Details...

Tenure: Freehold

Title Number: WSX276450

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast (8000 mbps download)

We believe the above information to be correct but recommend checking details personally.

