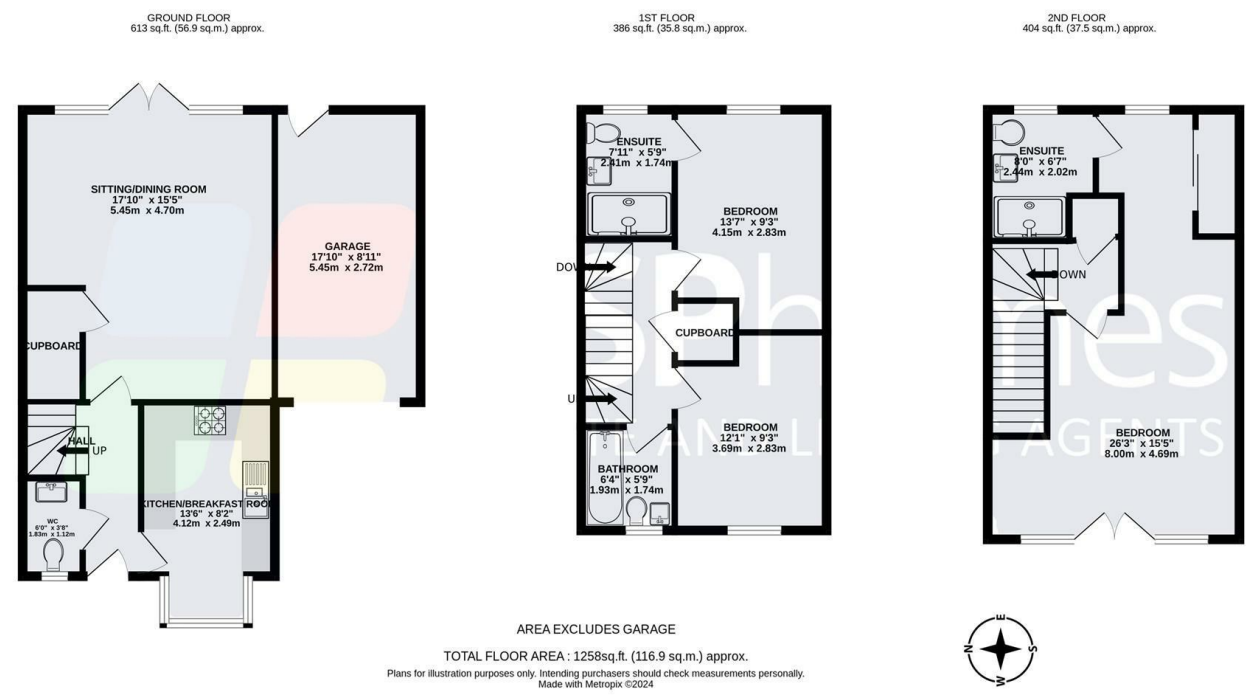




110 Renfields, Bolnore Village, Haywards Heath, W. Sussex, RH16 4UG

Offers In Excess Of £600,000 Freehold



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

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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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What we like....

- * Exceptional master suite across entire top floor with dressing room and en-suite.
- * Superb location being peaceful and within short walk of station and town centre.
- * Spacious open plan living/dining room onto the garden.
- * Excellent school catchment area (Bolnore Primary and Warden Park Secondary).
- * Garage and driveway parking.

The Home...

This superb semi-detached town house was built in 2015/16 by Crest Nicholson and forms part of the extremely sought-after Upper Village area of Bolnore - surrounded by woodlands and just a short walk (15-20 minutes) to Hayward Heath's train station and the town centre, via a footpath that is at the end of the road. The home is presented in immaculate order and offered for sale with no onward chain, meaning a swift move is possible.

Upon entering the home, the central hall leads to all ground floor accommodation and the downstairs cloakroom. The stylish kitchen is fitted with tasteful units and an array of integrated appliances. A large, square bay window provides perfect space for a breakfast table. The superb living/dining room extends along the entire rear of the house with 'French' doors that open on to the garden.

The first floor provides two double bedrooms (one front, one rear). The guest bedroom has its own ensuite shower room and fitted wardrobe whilst the third bedroom is served by the family bathroom.

The top floor is where the 'wow-factor' appears - a truly impressive (20'7 x 15'11) master bedroom that is the perfect sanctuary. Dual aspect windows flood the room with natural light and the large dressing area is a dream. The Juliette balcony overlooks a lightly wooded area. The modern en-suite shower room completes a genuinely fantastic principal suite.

Further attributes include tasteful neutral décor, gas fired central heating, double glazing, excellent insulation levels providing a high degree of energy efficiency (EPC: B) and the remainder of a 10 year new build warranty.

Step Outside...

The rear garden provides a lovely paved terrace - great for 'al-fresco' dining or a morning coffee. There is an expanse of lawn and the garden is fully enclosed with access through the garage. To the front is driveway parking for one car leading to attached single garage, with power & lighting. The front garden is well stocked with pretty flowers and shrubs.



The Location...

Renfields forms part of the popular phase 5 of the popular 'Bolnore Village', situated to the northern part 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).

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, whilst 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.

The Finer Details...

Tenure: Freehold

Title Number: WSX380277

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: 8,000 mbps download - Ultrafast

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

