



TOTAL FLOOR AREA : 1582sq.ft. (147.0 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Proposed	Current	Proposed
84	93		



**3 Little Pithfield, Bolnore Village, Haywards Heath, RH16 4WB**

**Guide Price £675,000 Freehold**

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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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### 3 Little Pithfield, Bolnore Village, Haywards Heath, RH16 4WB

GUIDE PRICE: £675,000 - £700,000

What we like...

- \* Traditional layout over two floors with favoured ground floor layout.
- \* Spacious sitting room and social kitchen/diner across the rear onto the garden.
- \* Four good size bedrooms - ideal for a family.
- \* Peaceful location close to the town centre, mainline station and highly regarded schools.
- \* High degree of energy efficiency, excellent broadband speeds and remainder of warranty.

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#### The Home...

If you're looking for a modern home in a peaceful yet convenient location for Haywards Heath's Station, town centre and in an excellent school catchment area then this superb detached home in Little Pithfield could be the one you've been looking for.

Built in 2019 by Crest Nicholson as part of the exceptionally popular final phase of "Upper Bolnore Village" the home enjoys the remainder of a 10 year NHBC new homes warranty meaning you have total peace of mind.

The layout is over the traditional two floors meaning you have larger-than-average ground floor living space and a favourable layout (with a social kitchen/diner across the rear) when compared to the town house layout of many neighbouring homes.

Upon entry you're welcomed by a generous hallway and your eye is drawn straight through to the rear garden and the 'Amtico' flooring flows through. The two storage cupboards are handy for shoes & coats.

The sitting room is an inviting and spacious (over 21ft) room with a large, south facing bay window that floods the room in natural light throughout the day. The fireplace provides a natural focal point and the log burner is perfect for a cosy winter's evening in front of the fire.

Across the rear is an impressive kitchen/diner with 'French' doors opening on to the garden. At nearly 20ft this is the perfect space for entertaining and the kitchen is fully equipped with an extensive range of integrated appliances (dishwasher, five ring gas hob and electric oven, washer/dryer and full height fridge freezer).

The ground floor also has the essential cloakroom.

On the first floor you have four double bedrooms meaning there is plenty of space for all the family. The master bedroom is a really impressive suite with a dual aspect sleeping space, walk-in dressing area and your own contemporary ensuite shower room.

The second bedroom has a fitted wardrobe, whilst bedrooms 3 & 4 are also good sizes and served by the stylish family bathroom with overhead shower.

Being a modern home you enjoy high performance double glazing, gas fired central heating and a high degree of energy efficiency (EPC B: 84). You also have beautiful bespoke plantation shutters that add a touch of opulence.



#### Step Outside...

The rear garden offers plenty of privacy & seclusion and is fully enclosed by timber fencing, with gated side access. The paved terrace is the ideal spot for a barbecue and there is plenty of established hedging and shrubbery, whilst the level lawn is ideal for children to play.

To the front there is driveway parking for two cars (tandem) that lead to the integral single garage which has power & lighting.

The house is also set back and has a front garden with hedging providing screening and privacy.

#### Location, Location, Location...

Little Pithfield is a very quiet cul-de-sac off of Renfields, forming part of the popular phase 5 of the popular '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 indeed the convenience to Haywards Heath's mainline station which lies just over a mile away (15 mins according to Google Maps) 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.

EDUCATION: 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: WSX405875

Local Authority: Mid Sussex District Council

Council Tax Band: F

Annual Estate Charge - £500 p.a.

Managing Agents: Pembroke

Broadband Speed: Up to 1,000 MB download (Ultrafast)

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

