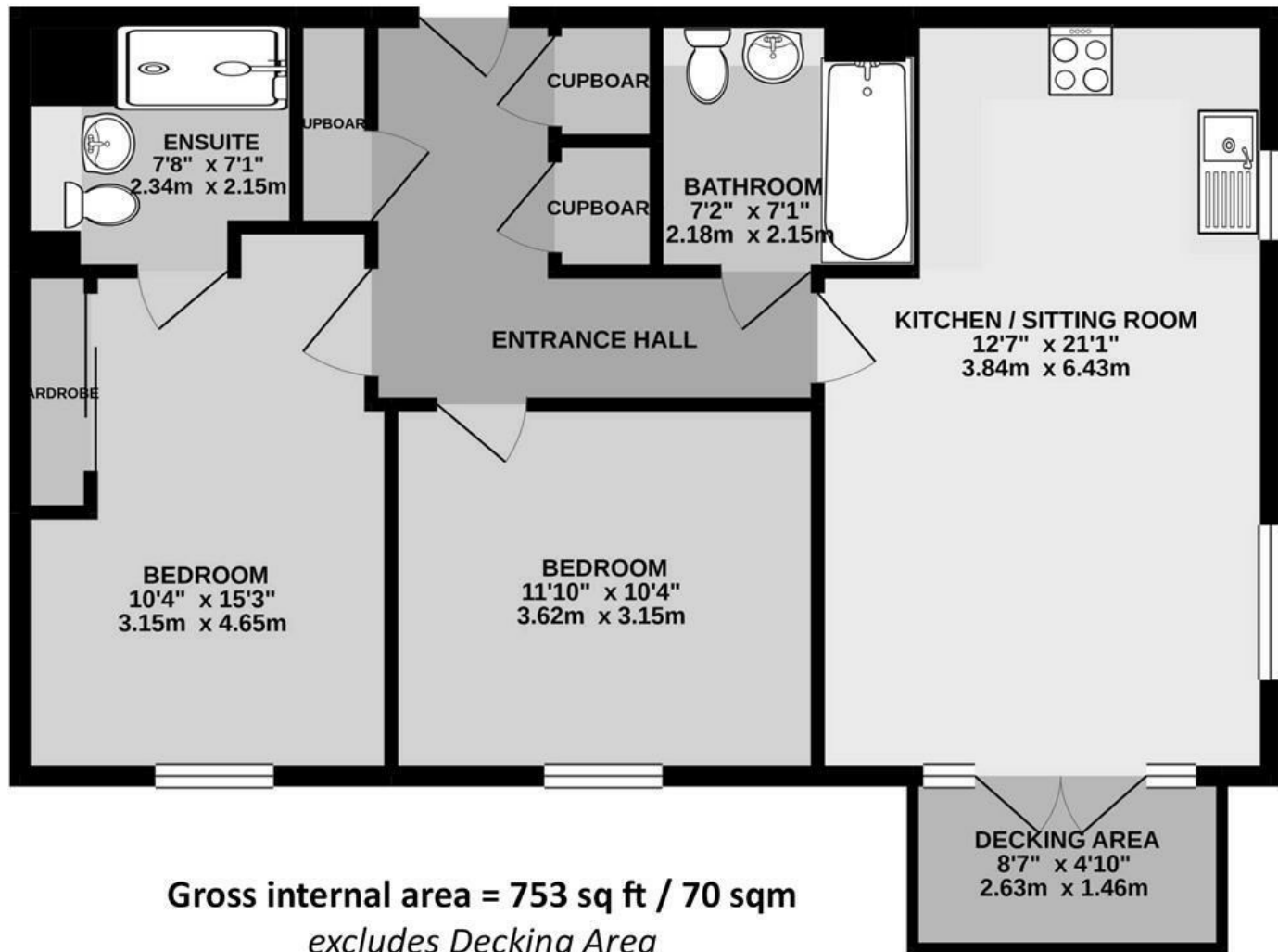


GROUND FLOOR



Gross internal area = 753 sq ft / 70 sqm
excludes Decking Area



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A	84	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	



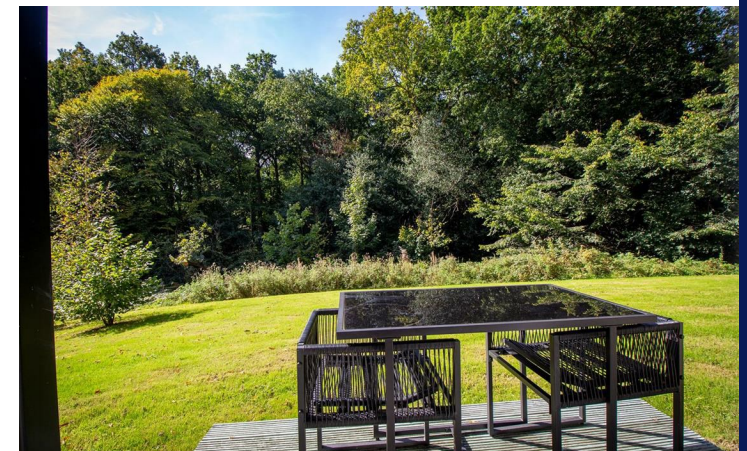
BRITISH
PROPERTY
AWARDS

2022

★★★★★

GOLD WINNER

PSP HOMES
SOUTH ENGLAND
(OVERALL)



2 Henry House, 85 Renfields, Bolnore Village, Haywards Heath, RH16 4WL

Guide Price £300,000 Leasehold



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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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2 Henry House, 85 Renfields, Bolnore Village, Haywards Heath, RH16 4WL

Guide: £300,000 - £325,000

What we like...

- * Modern apartment with contemporary finishes throughout.
- * Direct access to outside space with lovely wooded outlook and southerly aspect.
- * Peaceful position but only 15 mins walk to Haywards Heath Station and town centre.
- * Both bedrooms are good size doubles.
- * No chain means a swift move is possible

Guide Price £300,000 - £325,000

The Apartment...

This fabulous two double bedroom lower ground floor apartment was built in 2018 and enjoys a superb location in the favoured Upper Bolnore, sitting adjacent to woodland and within 15 mins walk of the station and town centre, but away from the hustle & bustle of the town centre.

The open plan layout is ideal for entertaining with French doors opening directly on to outside space, with a decked terrace providing the perfect spot for 'al-fresco' dining.

The kitchen is stylish with a range of integrated appliances including oven, hob, fridge/freezer, dishwasher and washing machine.

Both bedrooms are good sized doubles. The main bedroom has an ensuite shower room and fitted wardrobes. The second bedroom is served by the contemporary bathroom.

There are three good size cupboards providing handy storage and the remainder of a 10 year new homes warranty for peace of mind.

For those who work from home or like to stream, there is an Ultrafast broadband connection. The apartment has gas fired central heating and high performance double glazing.

To the front is an allocated parking space.

Offered for sale no onward chain, this apartment would make an ideal first time purchase, downsize or secure UK bolt hole for a UK traveller.



The Location...

Henry House sits on 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.

The Specifics...

Tenure: Leasehold

Lease: 243 years unexpired

Service Charge: £2,400 p.a.

Ground Rent: £244 p.a.

Title Number: Local Authority: Mid Sussex District Council

Council Tax Band: D

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.

