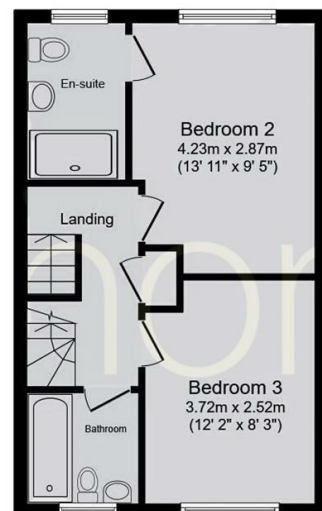


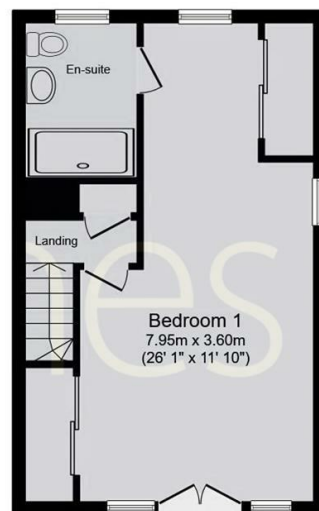
Ground Floor

Floor area 67.4 sq.m. (725 sq.ft.) approx



First Floor

Floor area 38.2 sq.m. (411 sq.ft.) approx

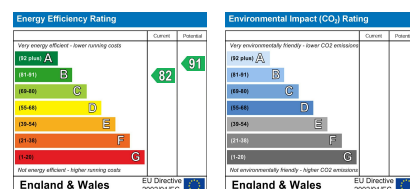


Second Floor

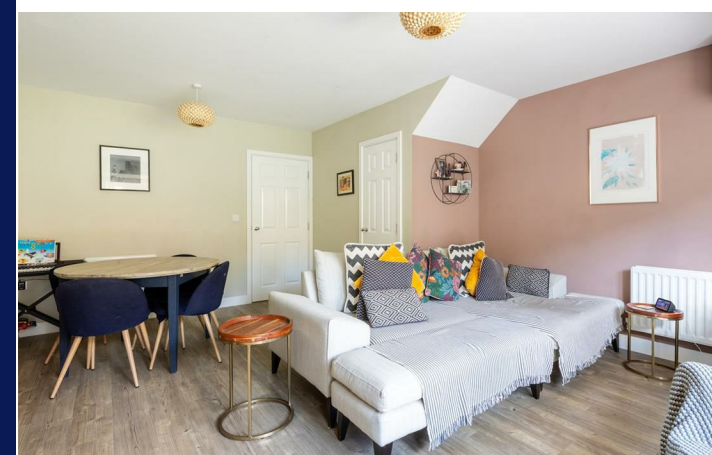
Floor area 38.0 sq.m. (409 sq.ft.) approx

Total floor area 143.6 sq.m. (1,545 sq.ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX




BRITISH PROPERTY AWARDS
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3 Centenary Way, Bolnore Village, Haywards Heath, RH16 4UZ

Guide Price £550,000 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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3 Centenary Way, Bolnore Village, Haywards Heath, RH16 4UZ

What we like...

- * Excellent modern link-detached home built in 2015 by Crest Nicholson.
- * Sought-after 'Upper Bolnore' within 16 mins walk of Haywards Heath Station.
- * Exceptional 26ft master bedroom with dressing room & en-suite.
- * Garage and driveway parking.
- * Highly regarded Bolnore Primary catchment area.

GUIDE PRICE: £550,000 - £575,000

The Home...

This excellent link-detached family home was built in 2015 by Crest Nicholson and forms part of the highly popular 'upper phase' of Bolnore Village meaning it is within walking distance of the mainline station, town centre and in the catchment area for highly regarded schools.

The accommodation is light, airy and spreads over three floors. The inviting living room has plenty of space for sitting and dining areas and is flooded with natural light with 'French' doors opening on the garden.

To the front is a stylish kitchen/breakfast room with slick, white gloss units, contrasting worktops and a range of integrated Bosch appliances (fridge/freezer, oven, gas hob, dishwasher and washing machine).

The ground floor also has a large, walk-in understairs cupboard (great for shoes & coats) and a modern cloakroom.

On the first floor there are two good size double bedrooms. The rear double is the perfect guest room with its own contemporary en-suite shower room. The second double (at the front) is served by the tasteful family bathroom with modern suite & overhead shower.

It is on the second floor however where the true 'wow factor' lies... an exceptional 26ft (max) dual aspect master suite that is completely private from the rest of the house offering seclusion and tranquillity in equal measure. The 'Juliette' balcony is a lovely feature and the dressing area enjoys extensive fitted wardrobes before leading through to the stylish en-suite shower room.

There is gas fired central heating with a high degree of energy efficiency and double glazing throughout.

Step Outside....

The rear garden is level with expanse of lawn that is perfect for children to play. The paved terrace provides the perfect spot for 'al-fresco' dining during the summer months.



To the side is a driveway parking leading to the single garage with power, lighting and excellent storage above by boarding the trusses.

The Location...

Centenary Way forms part of the popular phase 4A 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 Specifics...

Tenure: Freehold
Title Number: WSX378181
Local Authority: Mid Sussex District Council
Council Tax Band: E
Broadband Speed: Up to 8,000 MB download (Ultrafast)
Gross Internal Area: 1,280 sq ft (excluding garage)

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

