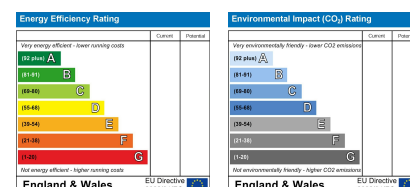


TOTAL FLOOR AREA : 729 sq.ft. (67.8 sq.m.) approx.

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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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 Whitebeam Court Lower Village, Bolnore Village, Haywards Heath, RH16 4GX**

**Price £270,000 Leasehold**

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2 Whitebeam Court Lower Village, Bolnore Village, Haywards Heath, RH16 4GX

What we like...

- \* Modern apartment in pristine order.
- \* Remainder of a 999 year lease
- \* Fabulous open plan sitting/dining room.
- \* Vendor suited with onward purchase

The Apartment...

This fabulous ground floor apartment was built in 2005, forms part of the incredibly popular Bolnore Village and is offered for sale in pristine order throughout - a true turn key purchase.

The main living space is superb, arranged around two separate but open plan sitting and dining areas offering a choice of arrangement options.

The kitchen has wood-effect cabinets that sit under "granite-effect" counters. There is plenty of storage and prep space as well as a range of integrated appliances including oven, hob, washing machine and dishwasher.

The main bedroom is a good size double and has its own ensuite shower room. The second bedroom is also a double and served by the main bathroom which sits just over the hall.

Further benefits include the remainder of a long 999 year lease and an allocated parking space. The vendor is suited with a chain free onward purchase too meaning a swift move is possible.

The Location...

Lower Village forms part of the popular Bolnore Village - a development built from the turn of the Millennium and perfect for a young family, with real community spirt. 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 within easy walking distance of 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 Specifics...

Title Number: WSX282286  
Tenure: Leasehold  
Lease: 999 years from 28th June 2004 (978 years unexpired)  
Service Charge: £2000 p.a.  
Ground Rent: £125 p.a.  
Managing Agents: TBC  
Local Authority: Mid Sussex District Council  
Council Tax Band: D

We believe this information to be correct but recommend checking personally to satisfy themselves before exchange of contracts.

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

