



30 Highbank, Bolnore Village, Haywards Heath, RH16 4TU

Guide Price £425,000



**MANSELL
McTAGGART**
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A versatile and greatly improved 3/4 bedroom end of terrace town house with a 31' x 21' south facing rear garden situated on the southern edge of Bolnore Village, within a short walk of the ancient woodland, playing fields and Village Square with its highly regarded primary School. The owners have been in residence for about 10 years and in 2022 partially converted the garage to create an office/playroom/bedroom 4 and also had the kitchen re-fitted by Wren.

- Very well presented end of terrace town house
- Partially converted garage to create additional room
- Kitchen & utility recently refitted by Wren
- Private driveway parking for 2 cars
- 31' x 21' south facing rear garden
- L-shaped first floor living room
- Kitchen/breakfast room - doors out to garden
- 3 top floor bedrooms & 2 bath/shower rooms
- Close to glorious protected Woodland
- 5-10 min walk to Village Square shop & school
- Warden Park Secondary Academy School catchment
- EPC Rating: C - Council Tax Band: E
- Private estate charge: £295 for the current year
- Managing agents: Pembroke



The property is located on Highbank within a cul-de-sac on the southern edge of Bolnore Village which in turn is located on the south/western outskirts of Haywards Heath within a few minutes of the A272 relief road.

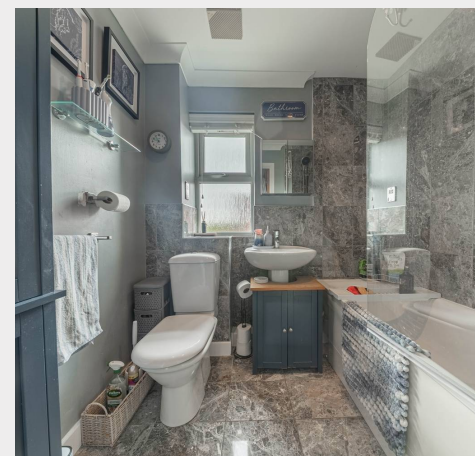
Bolnore is proving particularly popular with families and professionals alike due to its excellent community spirit. The Village Square has a Co-op store and other facilities including an excellent primary school and the Woodside Pavilion with its community centre, sports pitches and all-weather sports court. A bus service runs through the village linking with the town centre, railway station and neighbouring districts. On foot it is possible to walk through to the town centre and hospital.

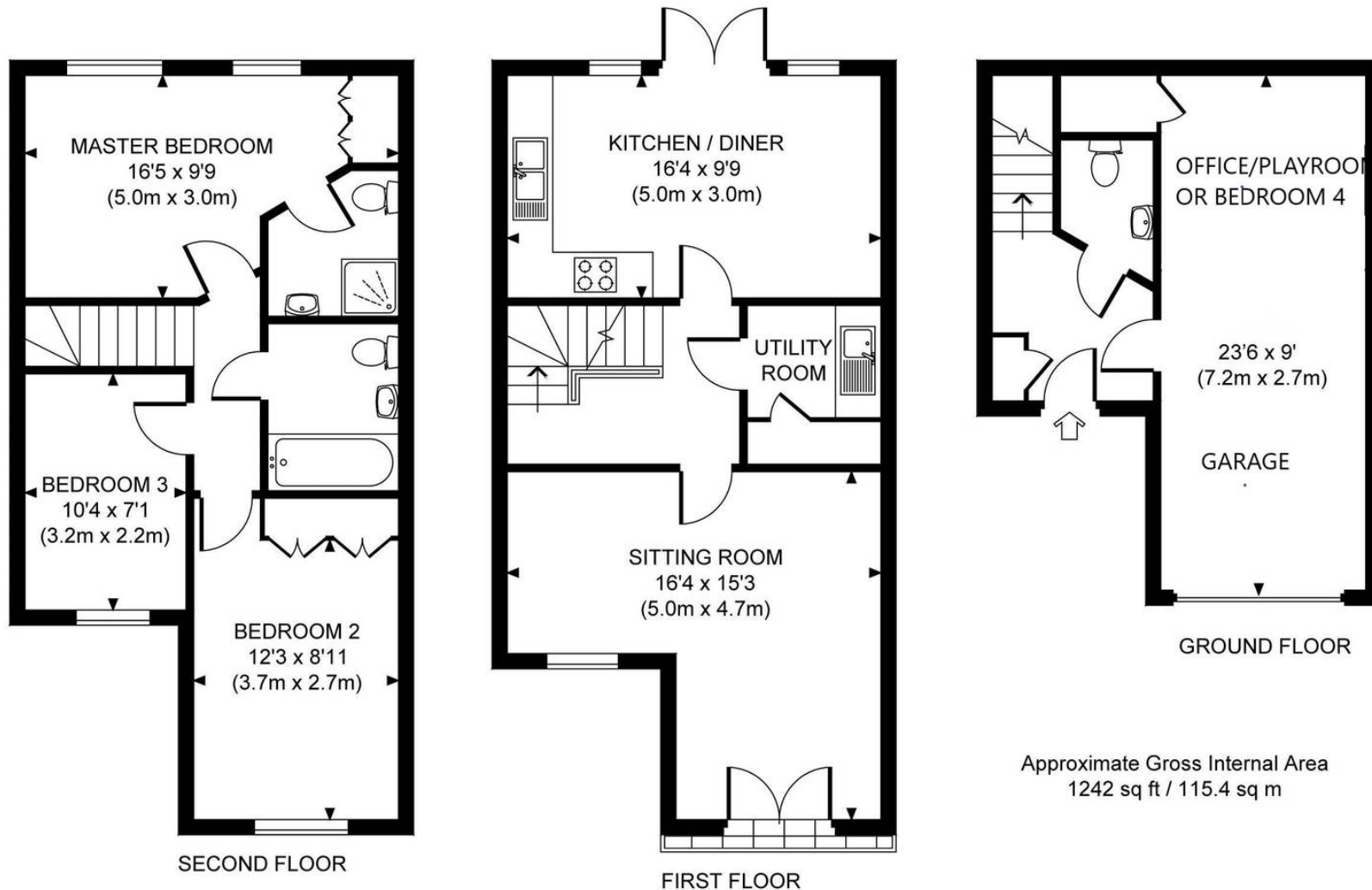
The town is about 1.5 - 2 miles distant where there is an extensive range of shops, stores, restaurants, cafes and bars. Children from the side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield and the town also has a 6th form college and leisure centre.

By road, access to the major surrounding areas can be swiftly gained via the relief road and the A/M23 which lies about 6 miles to the west at Bolney.

Distances in miles: (on foot approx)

Bolnore Primary 0.4, Warden Park Secondary 2, Railway Station 2 (London Bridge/Victoria 47 mins, Gatwick 15 mins, Brighton 20 mins.





Mansell McTaggart Haywards Heath

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