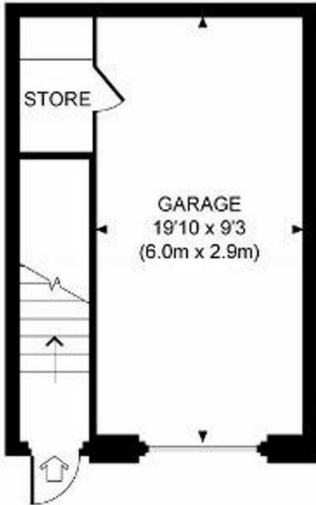


approximate gross internal area (excluding garage): 785.88 sq ft/73 sq m



GROUND FLOOR



FIRST FLOOR



25 Farriers Lea, Haywards Heath, RH16 4FS

Offers Over £300,000 Leasehold

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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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25 Farriers Lea, Haywards Heath, RH16 4FS

5 Things We Love About This Home

The private entrance gives the property a real sense of independence and privacy, more akin to a house than an apartment.

The bright open-plan living space enjoys a southerly aspect, Juliet balcony and skylights, creating a wonderfully light and airy atmosphere throughout the day.

The recently updated kitchen and flooring mean the property is beautifully presented and ready to move straight into.

The private garage and allocated parking space provide excellent practicality, storage and convenience.

The tucked-away position within sought-after Bolnore Village offers peace and quiet whilst remaining within easy reach of local amenities, schools, transport links and countryside walks.

Occupying a quiet tucked-away position within the ever-popular Bolnore Village development, this attractive two-bedroom coach house offers bright, stylish accommodation, a private garage and allocated parking. Beautifully presented throughout with a recently updated kitchen and flooring, the property is ready for immediate occupation and would suit first-time buyers, downsizers, investors or those seeking a low-maintenance lock-up-and-leave home.

The Property...
This well-designed two-bedroom coach house enjoys a peaceful tucked-away position in the heart of Bolnore Village, one of Haywards Heath's most sought-after residential developments. Offering light-filled accommodation, a private entrance, garage and allocated parking, the property combines the convenience of apartment-style living with the independence and privacy more commonly associated with a house.

The private front door opens into a welcoming entrance hall with stairs rising to the first-floor accommodation. Thanks to its southerly aspect and thoughtfully positioned skylights, the property feels exceptionally bright and airy from the moment you step inside.

The heart of the home is the impressive open-plan living and dining space, a superb room designed for modern living. A Juliet balcony allows fresh air to flow through the room and further enhances the feeling of space and light. There is ample room for both comfortable seating and a dining area, making it ideal for everyday living and entertaining alike. The kitchen has been recently updated and features a stylish range of contemporary units alongside integrated appliances including an oven, hob, dishwasher, washing machine and fridge/freezer. A skylight positioned above floods the space with natural light, creating a bright and welcoming environment.

The principal bedroom is a generous double room and benefits from extensive fitted wardrobes and a private en-suite shower room. Bedroom two is also a comfortable double room and is served by the family bathroom, fitted with a modern white suite. The hallway includes two useful storage cupboards, whilst further benefits include gas-fired central heating, double glazing, loft storage and updated flooring. The property has been thoughtfully maintained and improved, allowing an incoming purchaser to simply unpack and enjoy their new home.

Outside, the property benefits from an allocated parking space positioned directly in front of its private garage, providing secure parking and valuable additional storage.

The Location...
Farriers Lea forms part of the ever-popular Bolnore Village, a thriving community located on the western side of Haywards Heath. The Village Square is within easy walking distance and offers a range of everyday amenities including a convenience store and local services. The recently opened Woodside community hub hosts a variety of clubs, classes and activities for residents of all ages.

Haywards Heath town centre lies approximately one mile away and provides an extensive range of shopping and leisure facilities, including Waitrose, Sainsbury's, The Orchards Shopping Centre, cafés, restaurants and leisure amenities. Haywards Heath mainline railway station is approximately 1.5 miles distant and offers fast and frequent services to London Victoria, London Bridge, Brighton and Gatwick Airport, making the area particularly attractive to commuters. Excellent road connections are available via the nearby A272 and A23/M23.



The highly regarded Bolnore Village Primary School is within easy reach, whilst secondary education is typically provided by Warden Park School in neighbouring Cuckfield. Regular bus services connect Bolnore Village with Haywards Heath town centre and railway station.

Tenure & Charges
The property is held on the remainder of a 999-year lease and includes a private garage and allocated parking space. The owner is responsible for maintaining their own part of the building and contributes towards the Bolnore Village estate charge, currently approximately £350 per annum. Prospective purchasers should verify all tenure and service charge information with their solicitor prior to exchange of contracts.

Information
Title Number: [To be confirmed]
Tenure: Leasehold (remainder of a 999-year lease)
EPC Rating: C
Council Tax Band: D
Local Authority: Mid Sussex District Council
Estate Charge: Approximately £350 per annum (TBC)
Mains Gas, Electricity, Water & Drainage
Gas-Fired Central Heating
Broadband: Ultrafast broadband available in the area (buyers should verify availability and speeds with their chosen provider)
Mobile Phone Coverage: Coverage available from major networks (buyers should verify coverage with their provider)
Private Garage & Allocated Parking Space
Property Address: 25 Farriers Lea, Bolnore Village, Haywards Heath, West Sussex, RH16 4FS

We believe the above information to be correct but recommend that all buyers verify details, availability of services and tenure information with their solicitor prior to exchange of contracts.

