

2 Belvedere Walk, Bolnore Village, Haywards Heath RH16 4TD

Guide Price £400,000 - £425,000 ... Freehold

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A 2 double bedroom, 2 bathroom terraced house with a garage directly alongside situated along a very pleasant walkway in the desirable Upper Village area of Bolnore within an easy walk of the town centre and railway station, the Village Square shops and highly regarded primary school.

- Larger than average 2 bedroom house
- Lovely setting along a pedestrianised walkway
- 30' x 20' fully enclosed rear garden
- Garage and parking space alongside (gate)
- Big double aspect lounge/dining room
- Separate kitchen with door out to back garden
- 5-10 mins walk to Village Square shop & primary school
- Warden Park Secondary Academy Catchment area
- 1 mile walk to railway station/town centre (via Bolnore Road)
- Estate charge: approx. £300 per year for the upkeep of communal grounds and play areas
- Viewing highly recommended
- NO ONWARD CHAIN
- EPC rating: C - Council Tax Band: C

Belvedere Walk runs east off Heyworth Ride in the desirable Upper Village area at the northern end of Bolnore Village, on the town's south western edge. Bolnore Village is particularly popular with families and commuters due to the excellent community spirit, highly regarded primary school and the convenience of being able to walk through to the town centre and railway station via Bolnore Road within 15-20 minutes. The town has an extensive range of shops, stores, restaurants, cafes and bars, a 6th form college and a leisure centre. There is a Village Square with a large Co-operative store, a sports field and the Woodside Pavilion which has several groups, events and a bar which is occasionally opened for limited hours. The village has some wonderful protected woodland and pathways linking through to Ashenground Road. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield.
By road, access to the major surrounding areas can be swiftly gained via the A272, A273 and the A/M23, the latter lying approximately 5 miles to the west at Bolney.

Distances (approximate miles)

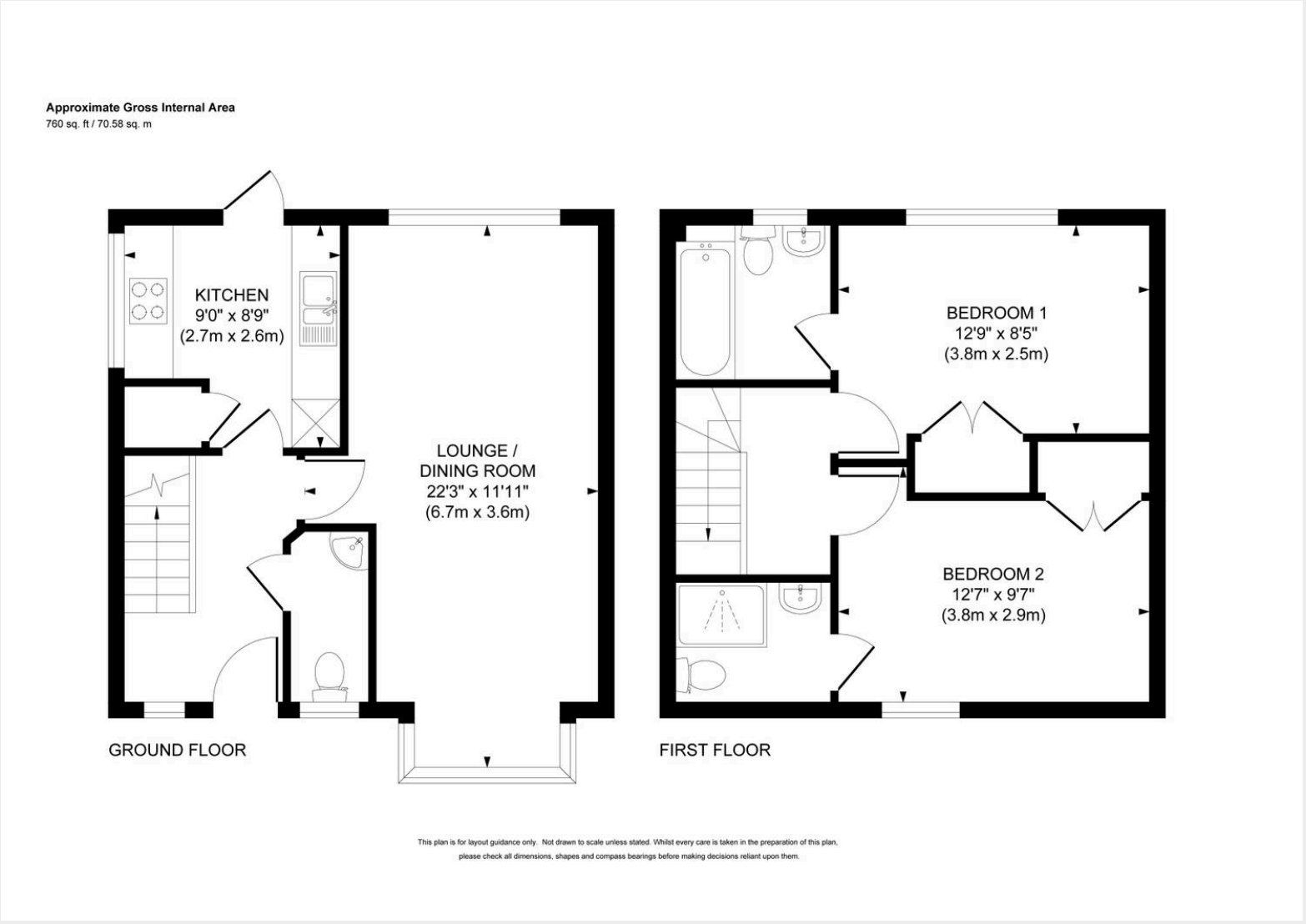
Bolnore Primary School (0.3), Warden Park Secondary Academy School (1.3), Railway station (1.1) providing fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), Town centre and The Broadway (0.9), A23 at Bolnore (5), M23 at Maidenbower (Junction 10a) -9.5 miles, Gatwick Airport (15), Brighton Seafront (15)











Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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