



32 Highbank, Haywards Heath, West Sussex RH16 4TU

Guide Price £425,000-£450,000



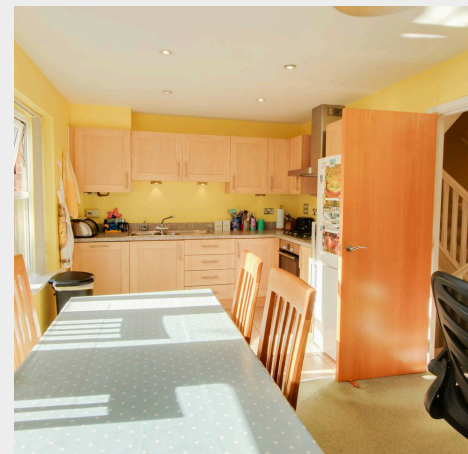
**MANSELL  
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A very spacious 3 bedroom terraced townhouse with a 90' x 17' south/east facing rear garden and a garage with store room beneath offering potential for conversion into additional rooms situated on the southern edge of Bolnore Village close to the ancient woodland and within a short walk of the Village Square and excellent local primary school.

Bolnore Village is a privately managed estate with numerous communal areas and parks which are maintained for all of the residents' enjoyment, for which they pay an estate service charge of £284.51 for the current year until 28.02.2025. Managing agents: Pembroke Property Management T: 0333 3442 100

- Spacious town house in cul-de-sac location
- One of the biggest gardens in the road
- Driveway parking and garage with store room
- Potential for garage conversion STPP
- First floor L-shaped living room - utility room
- Family size kitchen/breakfast room with doors to garden
- Master bedroom with en-suite shower room
- 2 further top floor bedrooms and bathroom
- 90' x 17' predominantly south facing rear garden
- EPC rating: C - Council Tax Band: E



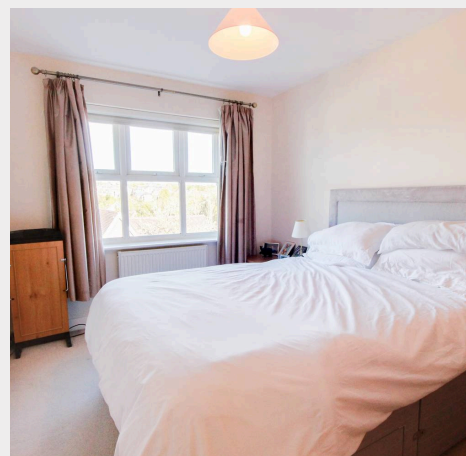
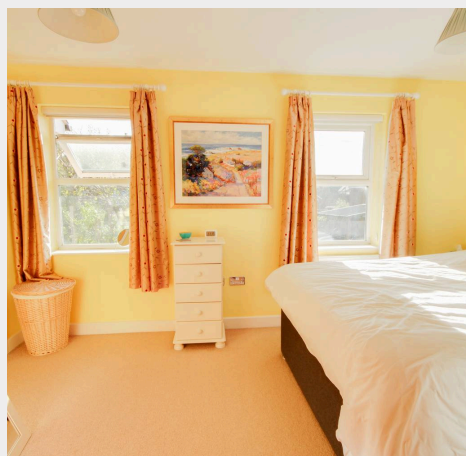
The property is located on Highbank within a cul-de-sac on the southern edge of Bolnore Village which in turn is located on the south/western outskirts of Haywards Heath within a few minutes of the new A272 relief road. Bolnore is proving particularly popular with families and professionals alike due 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 this side of town go onto Warden Park secondary Academy in neighbouring Cuckfield and the town also has a 6th form college and leisure centre.

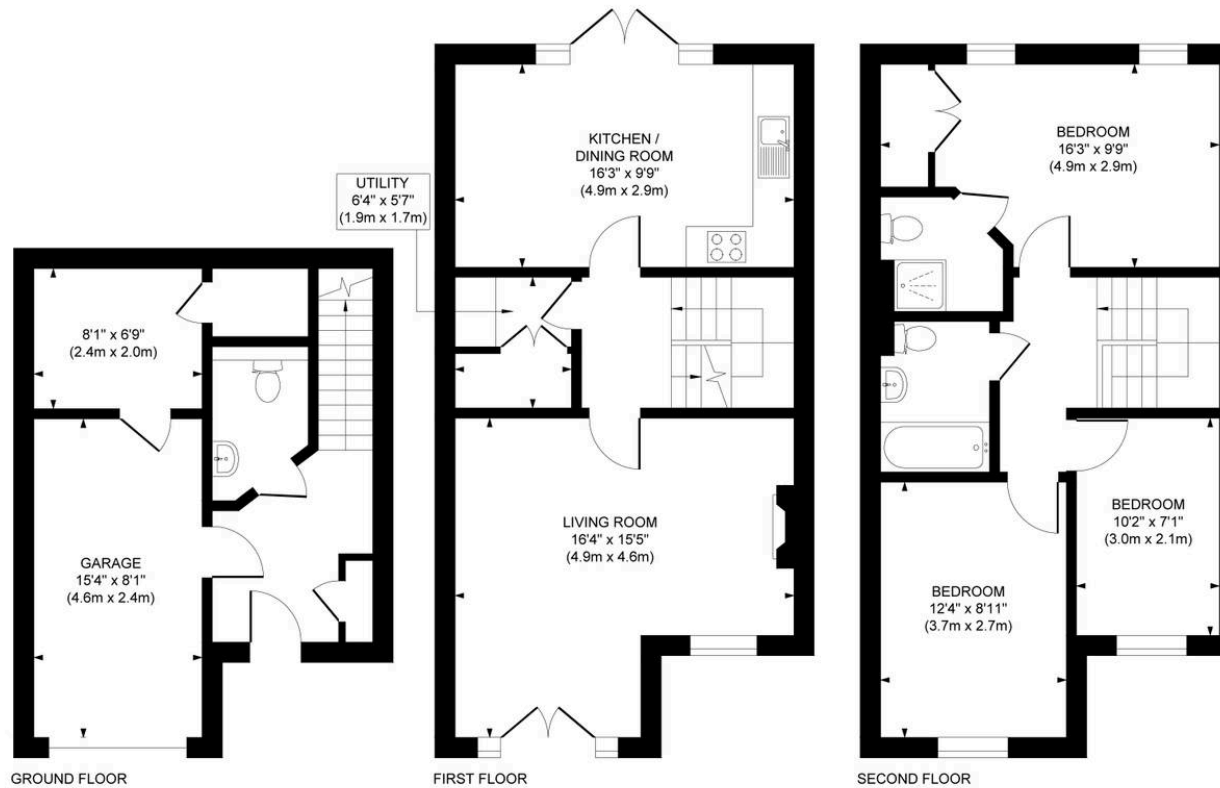
By road, access to the major surrounding areas can be swiftly gained via the new relief road and the A/M23 which lies about 6 miles to the west at Bolney.

**Distances: (on foot approx)**

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



Approximate Gross Internal Area  
1319 sq. ft / 122.55 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

**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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