



100 Middle Village
Bolnore Village, Haywards Heath, RH16 4GH

■ ■ ■ Mark Reville & Co

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Guide Price £315,000 - £325,000 Leasehold

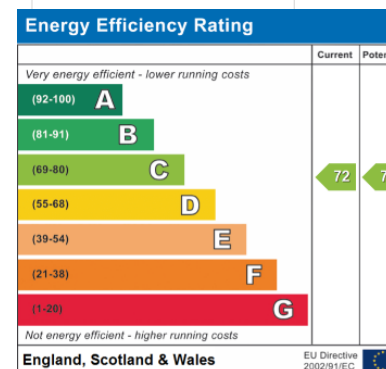
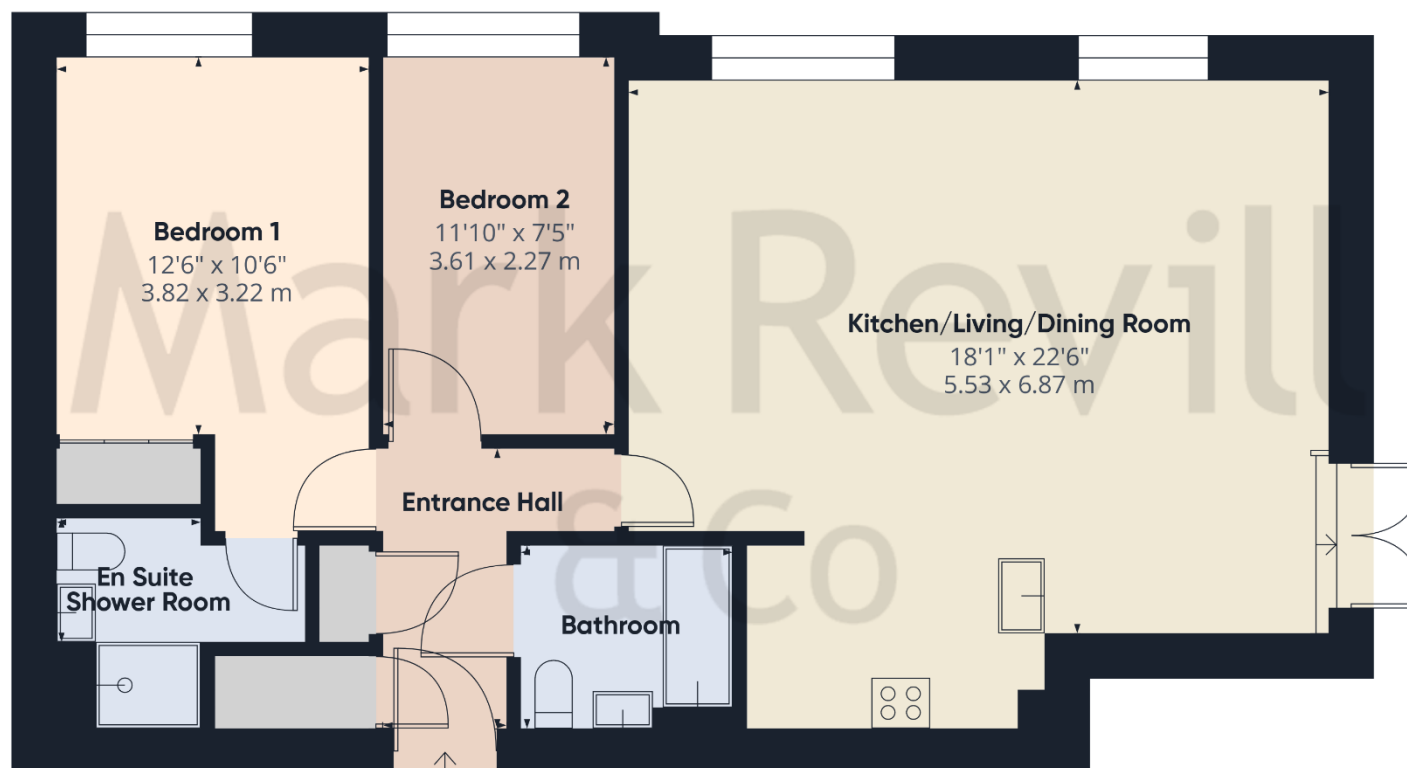
An impressive two bedroom top floor apartment with a large sun terrace enjoying outstanding views towards the South Downs. Situated in the sought after Bolnore Village development in southern Haywards Heath, this beautifully presented home offers a bright, airy and thoughtfully designed layout extending to approximately (839 ft²). The generous south facing living/dining room and kitchen form a superb open plan space, with French doors opening onto a spacious and usable balcony that welcomes natural light and frames far reaching views. The kitchen is sleek and modern, fitted with integrated appliances and is complemented by a contemporary refitted bathroom. The principal bedroom benefits from built-in wardrobes and a refitted en suite shower room, while the second double bedroom offers ideal flexibility as a guest room or home office. Additional storage is available via hallway cupboards and useful loft access. The property features double glazing, night storage heating, and a secure entry system. Allocated parking is located to the rear of the building. Early inspection highly recommended.

Middle Village enjoys a central position within Bolnore Village, adjacent to the Village Square which offers a selection of local shops, café, and the popular Woodside community centre, providing a variety of clubs, classes, and social activities. The location is ideal for commuters, with Haywards Heath mainline station approximately 1.2 miles away, offering regular fast services to both London Victoria and Brighton. For those who enjoy the outdoors, the nearby Ashenground and Bolnore Woods offer peaceful walking trails, wildlife, and natural surroundings. Haywards Heath town centre is just over a mile away and provides a wide range of amenities including Waitrose, Sainsbury's, and The Orchards Shopping Centre.

Ground Rent: £250 per annum
Service Charge: Approximately £1,000 per annum
Lease: 105 years remaining (originally 125 years)







(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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