



5 Whitebeam Mews
Bolnore Village, Haywards Heath, RH16 4GW

   Mark Reville & Co

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Guide Price £550,000 Freehold

Tucked away in a peaceful position within the ever-popular Bolnore Village yet within easy reach of the local primary school, play park, woodland walks and village green making this an **ideal location for families of all ages**.

This beautifully presented family home offers **spacious and versatile accommodation** arranged over three floors. Stylishly finished throughout, the property enjoys a contemporary interior with a welcoming entrance hall leading to a formal sitting room, a cloakroom and an **impressive open-plan kitchen/dining room**. The comprehensively fitted kitchen features an extensive range of matching wall and base units, drawers and Silestone work surfaces, **integrated boiling water tap**, together with a selection of integrated appliances including an oven and hob. There is ample space for a large family dining table, while patio doors open directly onto the rear garden. The first floor offers two generous double bedrooms, both benefiting from attractive leafy views and their own en suite shower rooms. The second floor provides two further well-proportioned double bedrooms, served by a modern family bathroom. Further features include gas fired central heating, uPVC double glazing throughout, air conditioning to both second-floor bedrooms and plantation shutters.

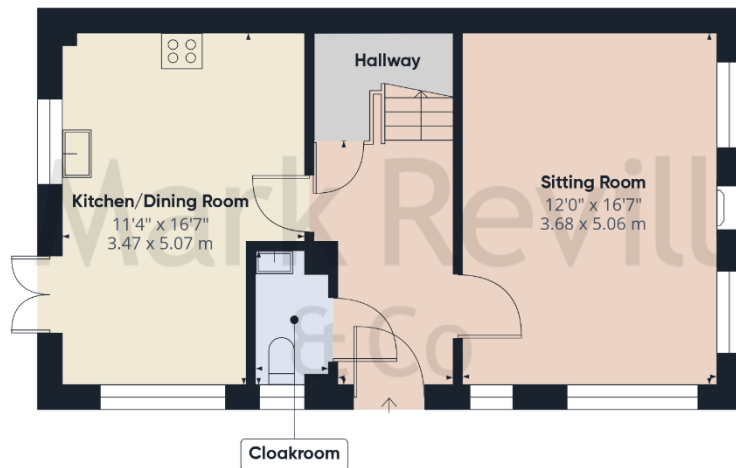
The property is approached via a private no through road and pathway, enjoying peace and quiet and attractive open views to the front. Useful bike store. The enclosed, partly walled rear garden has been thoughtfully landscaped for ease of maintenance and features a generous patio, together with well-stocked flower and shrub borders, and a garden shed. There is a private allocated parking space plus visitors parking.

Bolnore Village is one of Haywards Heath's **most desirable residential developments**, enjoying excellent access to the A272 relief road and the surrounding Sussex countryside. The village offers an excellent sense of community with its own Co-op convenience store, highly regarded primary school, children's play parks and recreational areas, making it particularly popular with families. Haywards Heath town Centre provides an extensive range of shops, cafés, restaurants and leisure facilities, while the mainline railway station offers fast and frequent services to London Bridge and London Victoria in approximately 47 minutes, as well as direct links to Gatwick Airport and Brighton. The area is also renowned for its excellent schooling including Warden Park catchment area, highly regarded local primary school, and within close proximity to a local Nature Reserve perfect for woodlands walks.

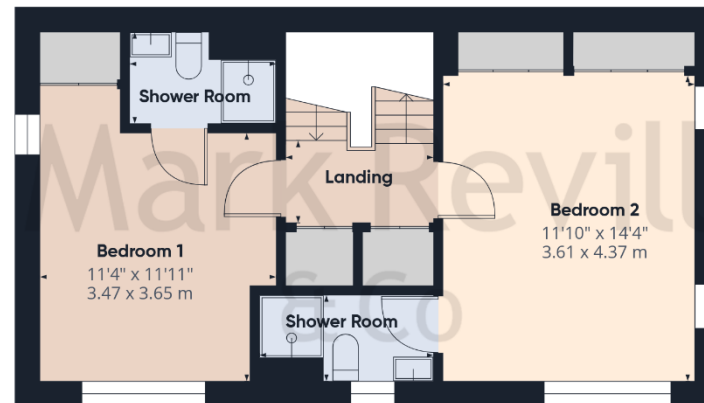
Estate Charge: £380 per annum



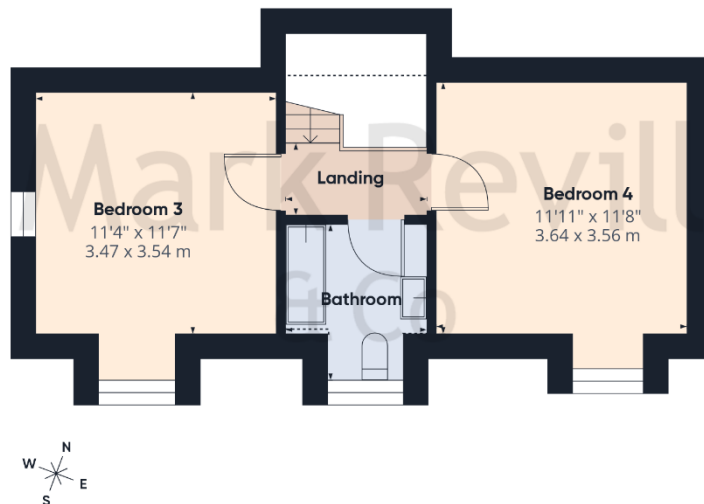




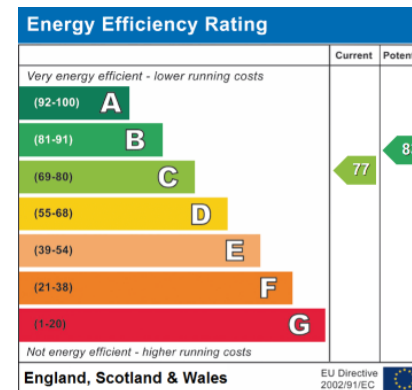
Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1319 ft²

122.4 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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