41 Highbank, Haywards Heath, West Sussex RH16 4TT

Guide Price **£240,000 - £250,000 ... Leasehold**

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A 2nd (top) floor 2 double bedroom, 2 bathroom predominantly south facing apartment on the southern edge of Bolnore Village within walking distance of the Village Square, excellent primary school and countryside and a very short drive from Wivelsfield railway station on the northern side of Burgess Hill.

- Top floor 2 bedroom apartment with views
- Lounge with south facing balcony
- Separate kitchen with some integrated appliances
- Master bedroom with en-suite shower room
- 2nd generous bedroom & 2nd bathroom
- Double glazing – gas heating to radiators
- Allocated parking space (No. 41)
- Walking distance of Village Square shops
- Close to protected ancient Woodland
- HH railway station 1.7 mile walk & 2.4 mile drive
- Wivelsfield railway station 1.6 mile drive
- EPC rating: C - Council Tax Band: D
- Tenure: Leasehold 125 years from 01.01.2005
- Ground rent: currently £150 per year
- Service charges: Bolnore Village estate charge for the 6 month period £147.66 plus block maintenance fee of £1042.69 and south west Lower Village access area £72.63 - total for the 6 month period £1262.98

The property is located on Highbank on the southern edge of Bolnore Village which in turn is located on the south/western outskirts of Haywards Heath close to the 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.

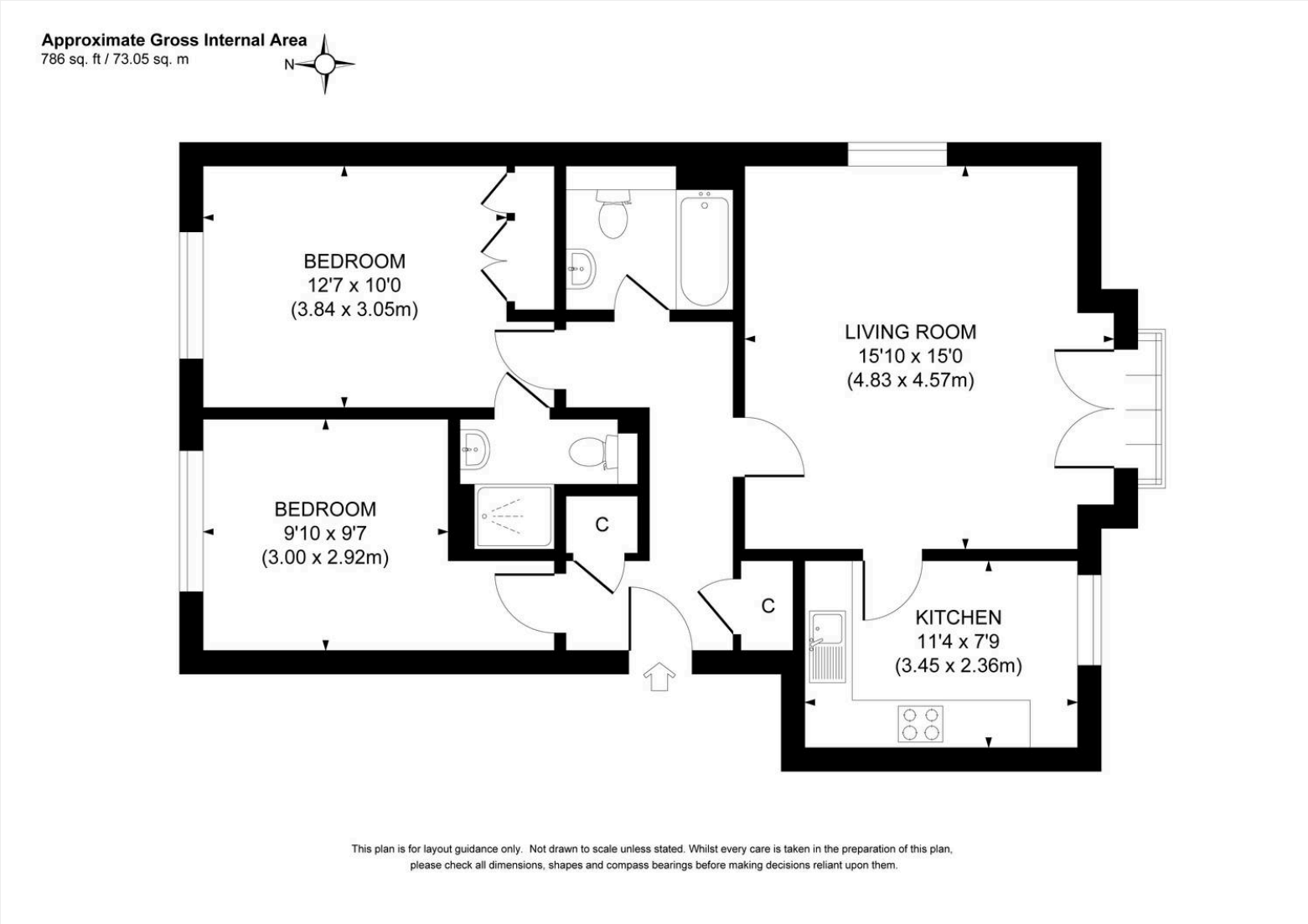
On foot, it is possible to walk through to the town centre and hospital. The town is about 1.5 - 2 miles distant where there is an extensive range of shops, stores, restaurants, cafes and bars.

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.



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