



5 Weavers Mead
Haywards Heath, RH16 4FR

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Guide Price £240,000 Leasehold

This beautifully presented two bedroom ground floor apartment offers bright, spacious and well arranged accommodation, complete with a garage situated close by. Set within the highly sought after Middle Village area of Bolnore, the property forms part of a small, well maintained block and is offered for sale with immediate vacant possession. The accommodation briefly comprises: a generous entrance hall with fitted storage cupboards, leading to an impressive open plan sitting/dining room which in turn opens onto a well appointed, fully fitted kitchen with integrated appliances. There is a principal bedroom with fitted wardrobe cupboards and an en suite shower room, a further double bedroom, and a modern bathroom fitted with a white suite. Additional benefits include gas central heating, brand new neutral flooring, double glazed windows throughout, a telephone entry system, and a single garage in a nearby block. With its bright interior, long lease and prime village setting, this represents an excellent opportunity to acquire a well appointed home in one of Haywards Heath's most desirable developments. Internal inspection is highly recommended.

Bolnore Village lies on the outskirts of Haywards Heath and offers a range of local amenities including village shops, the highly regarded Bolnore Village Primary School, woodland walks, a sports field, and the popular Woodside Pavilion. Warden Park Secondary Academy in nearby Cuckfield is also easily accessible. Haywards Heath town centre is approximately 1 mile distant, providing an excellent selection of shops, restaurants, and leisure facilities. The mainline railway station is close by, offering a fast and frequent commuter service to London and Gatwick Airport. To the west of the town, the A/M23 provides direct road access to Gatwick, Brighton and the south coast.

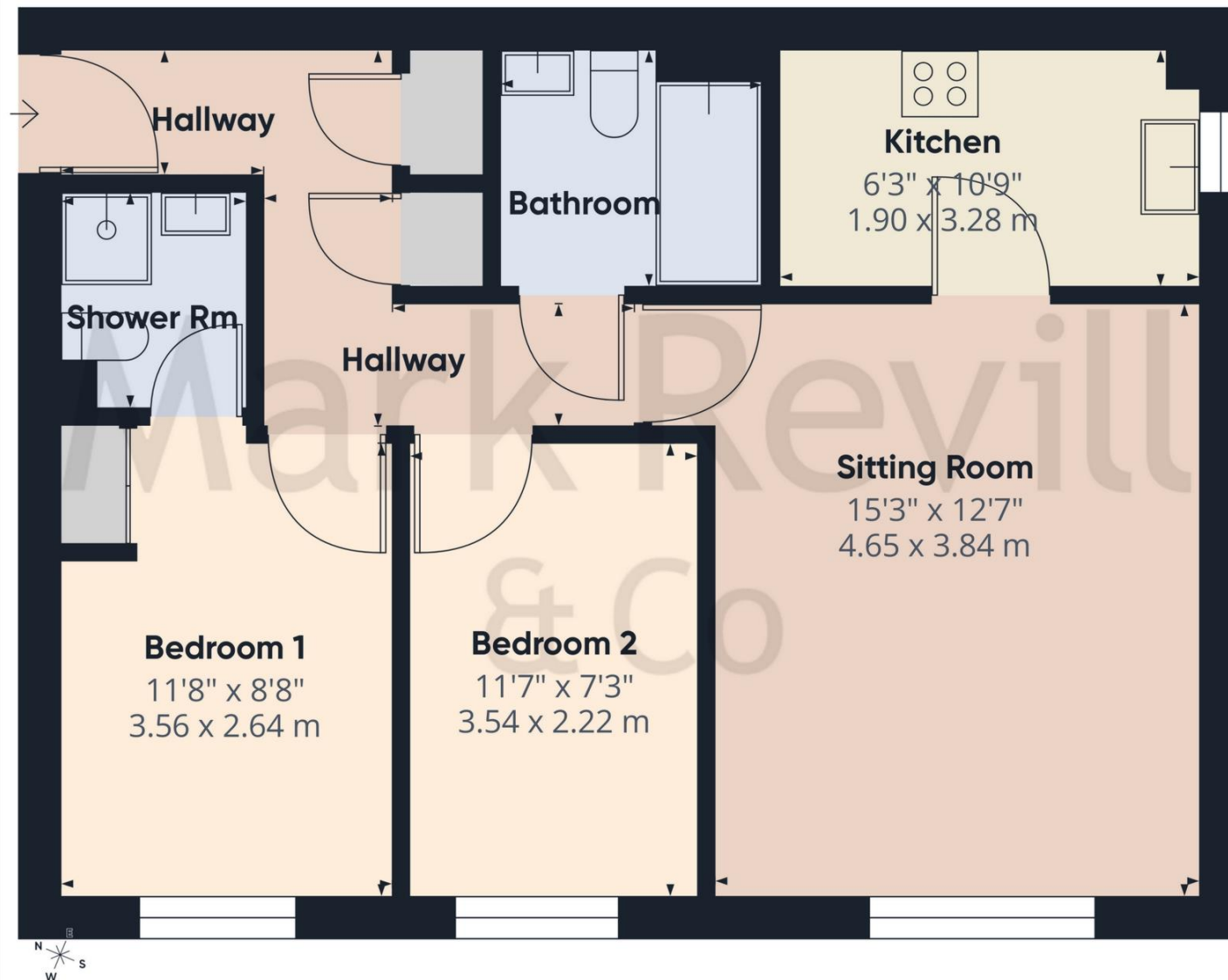
Ground Rent: £75 per annum

Service Charge: £1,899.54

Lease: 999 years from 1st January 2003







Approximate total area⁽¹⁾

607 ft²

56.5 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

(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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

Haywardsheath@markrevill.com



Mark Revill & Co