



Pierces Lane, Haywards Heath

Guide Price £525,000

Pierces Lane

Henry Adams are pleased to present to the market this well presented four bedroom family home, situated in the ever popular residential location of Bolnore Village. The property is presented over 3 floors and offers incredibly versatile accommodation throughout.

Internally, the property benefits from an entrance hall with a convenient downstairs WC. The double fronted property has a well equipped kitchen / breakfast room to the front, with fantastic views of the pond to the front. The kitchen itself has a range of built in white goods, and space for further modern appliances. There is a spacious dining room to the side too, creating a fantastic space to host and entertain on the ground floor.

On the first floor, there is a beautiful double aspect lounge, which is flooded by light from the windows to the front and patio doors to the rear, providing access to the rear garden. The lounge benefits from a feature fireplace and surround, creating a focal point to the room. The first floor, further benefits from two double bedrooms, which both offer built in wardrobe space. There is also a white suite family bathroom, providing both bath and shower facilities.

On the top floor, the spacious theme continues. There is fantastic sized, double aspect master bedroom, complete with built in wardrobes and access to a larger than average en-suite with a corner shower unit. There is also an equally spacious second double bedroom to the side with a further en-suite bathroom.









Externally, the property boasts a private and low maintenance rear garden, laid to patio with gated rear access, providing access to the garage and parking area. There is also further visitor parking to the front and side. Situated in this popular residential location, there is access to local shops, and primary school within the development. Whilst further schools, shops and the mainline station are all within easy reach.

Council Tax band: E

Tenure: Freehold

Entrance Hall

W/c

Kitchen / Breakfast Room

Dining Room

Lounge

Master Bedroom

En-Suite

Bedroom

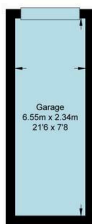
En-Suite

Bedroom

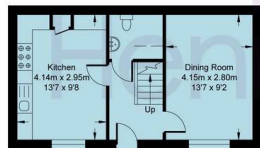
Bedroom

Family Bathroom

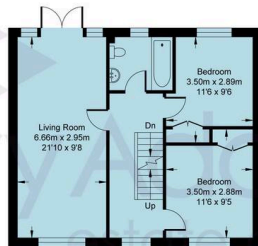




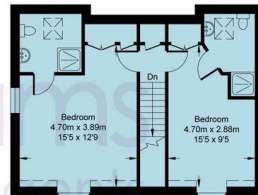
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Pierces Lane

Approximate Area = 1381.01 sq ft / 128.30 sq m
Garage = 165.01 sq ft / 15.33 sq m
Total (Excluding Garage) = 1381.01 sq ft / 128.30 sq m
For identification only - not to scale



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.