



32 Renfields, Haywards Heath, West Sussex RH16 4TG

Guide Price £475,000 – £500,000



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A 4 double bedroom semi detached town house occupying a great position within a cul-de-sac, siding onto the ancient & protected woodland in the desirable Upper Village area of Bolnore, within a 5 minute walk of the Village Square and highly regarded primary school and just a 1.1 mile walk to the railway station.

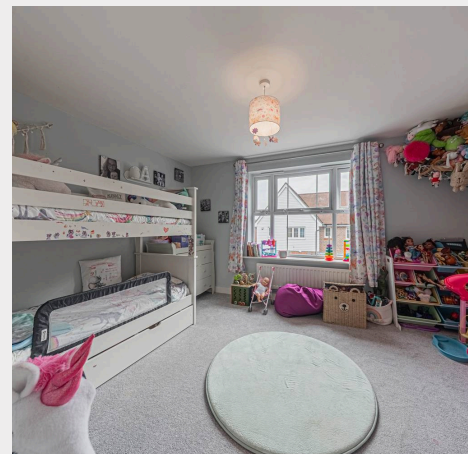
- Semi-detached 4 double bedroom house
- Tucked away in a quiet cul-de-sac setting
- 5 min walk from Village Square & Primary School
- Ancient woodland and countryside on doorstep
- 1.1 mile walk to the railway station
- Parking & garage alongside (potential conversion STPP)
- 32' x 15' west facing rear garden
- Warden Park Secondary Academy School catchment
- Great neighbourhood with lovely community
- EPC rating: C – Council Tax Band: E
- Privately managed estate: Bolnore Village has many communal areas, parks, children's play areas and managed countryside for which all owners contribute towards the upkeep – for the current year the cost is £350.
- The managing agent is Pembroke Property Management.



The property is located in the Upper Village area of Bolnore on the town's south/western edge within walking distance of the railway station and town. Bolnore Village is fast establishing itself as a place to live for young families and professionals. The village is surrounded by countryside and woodland and is interspersed with numerous walkways and cycle paths and several play areas for children. There is a highly regarded primary school, village square with a large Co-op store and the new Woodside Pavilion with its community centre, sports pitches changing rooms, all weather sports court and a bar (open limited hours). A regular bus service runs through the village linking with the town centre, the neighbouring districts and railway station. The town centre is just over a mile on foot where there is an extensive range of shops, stores, restaurants, cafes and bars. The railway station is a similar distance and provides fast commuter links to London, Gatwick and the south coast. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield. The town also has a state of the art leisure centre. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5 miles to the west at Bolney.

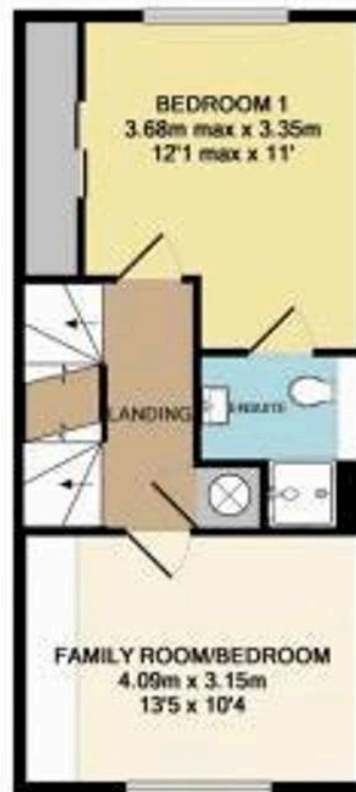
Distances: (on foot/by car in miles approx)

Bolnore Primary School 400 yards Warden Park Secondary Academy 1.5 Railway station 1.3 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) via Bolnore Road A/M23 at Bolney 6 Gatwick Airport 13 Brighton seafront 14

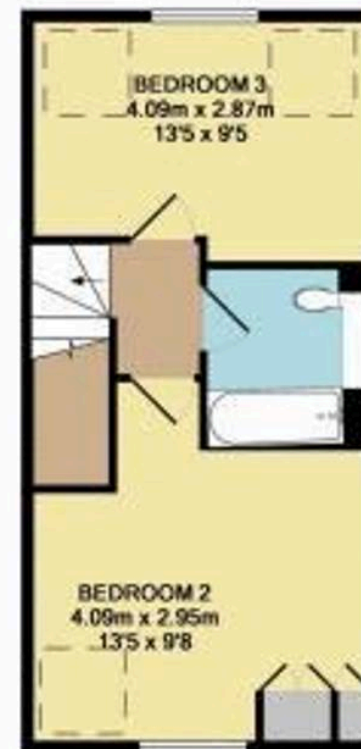




GROUND FLOOR
APPROX. FLOOR
AREA 52.2 SQ.M.
(562 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.5 SQ.M.
(393 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 34.6 SQ.M.
(372 SQ.FT.)

TOTAL APPROX. FLOOR AREA 123.3 SQ.M. (1327 SQ.FT.)

We do not warrant that the information contained in this plan is accurate or that the measurements are correct. The plan is for information only and should not be used as a basis for any prospective purchase. The approximate floor area shown on this plan includes subterranean level as shown on the plan. The plan is for information only. Made with software 12/2015



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