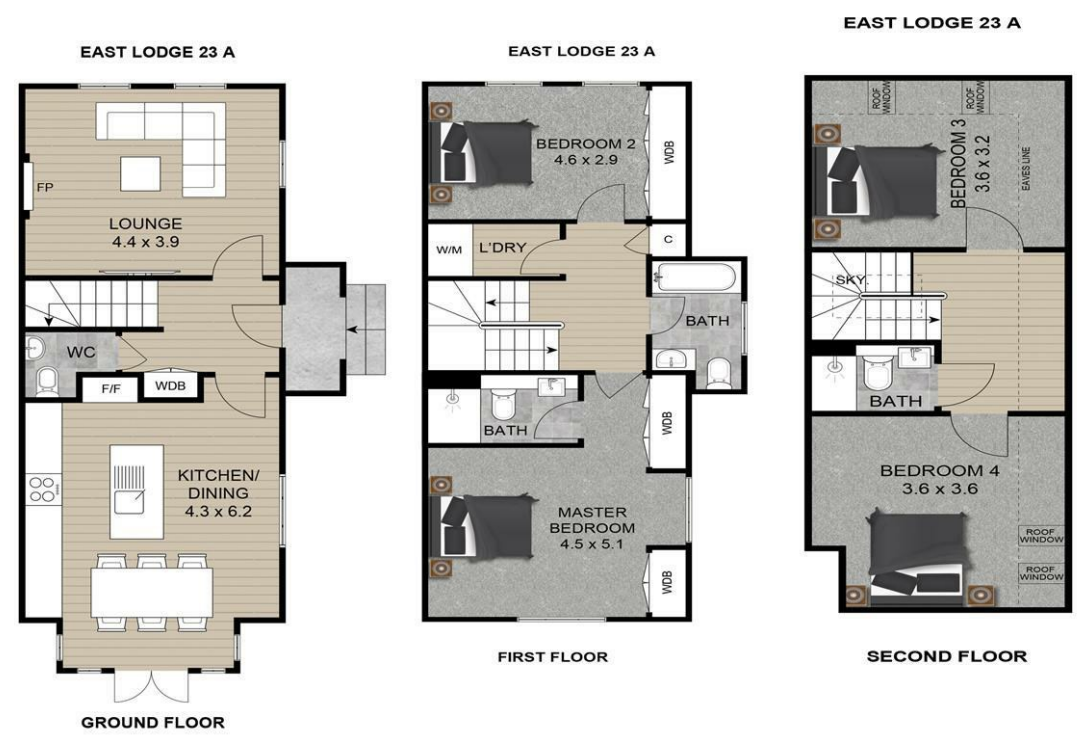


West Lodge, 23b Bolnore Road, Haywards Heath, RH16 4AB

Guide Price £775,000 Freehold



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC



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VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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CGI Imagery

CGI imagery provided to show the intending specification and not plot specific.

Welcome to East & West Lodge...

A choice of two meticulously renovated period semi-detached homes located on the prestigious Bolnore Road, in an incredibly convenient yet peaceful position within easy reach of Haywards Heath's mainline station, town centre and great schools. At this stage, there is an opportunity to work with the developer and choose finishes including kitchens, tiles, flooring and décor.

Originally one sizeable detached home, our clients have split into two beautiful semi-detached homes (East Lodge & West Lodge) which are in the process of being meticulously renovated from top-to-bottom. No stone has been left unturned and the lucky buyer will effectively be purchasing a brand new home within the shell of a beautiful period building with a wealth of period features reinstated to ensure this is a sympathetic renovation that pays homage to the age and fabric of the building.

Being Victorian in origin, the home offer impressive high ceilings and deep windows which all the natural light to flood in.

The tone is set as you enter with impressive central hallways and bespoke staircases which are a feature in themselves. The sitting rooms are dual aspect and overlook the front. To the rear are fabulous open plan kitchen/diners with doors opening out to the garden.

The ground floors also include a coat cupboard and cloakroom.

On the first floor each home has two of the four double bedrooms. The principal bedroom have bespoke fitted wardrobes and their own luxurious ensembles. The beautiful family bathrooms are also on the first floor along with a separate laundry room.

The second floor offer two further bedrooms and another bath/shower room.

Step Outside...

Outside the homes have low maintenance gardens that will be beautifully landscaped as per the CGI imagery.



To the front is ample driveway parking for several cars.

Early enquiries are highly recommended as there is a small window to choose your own finishes. All enquiries via PSpHomes, Mid Sussex on 01444 416999/hh@psphomes.co.uk. Do not visit the property without an appointment as there is construction work ongoing.

Out & About...

Location wise, it doesn't get more convenient than this. The prestigious Bolnore Road is both peaceful and incredibly handy for commuters, with Haywards Heath's mainline station being just 15 mins walk and providing fast, regular services to London (Victoria/London Bridge) in 47 mins, Gatwick Airport (11 mins) and Brighton (20 mins).

The house falls into highly regarded catchment areas at both primary and second with Harlands Primary School and Warden Park Secondary Academy in Cuckfield. In the private sector, the Mid Sussex area offers excellent choice with Ardingly College, Great Walstead, Hurstpierpoint College, Cumnor House, Burgess Hill School For Girls and Handcross Park (which feeds into Brighton College).

The bustling town centre is just a half-mile distant and provides plenty of shopping facilities at The Orchards. The Broadway is the buzzing social centre of the town with a range of restaurants, pubs and bars including Cote Brasserie, WOLFOX Coffee Roasters (great for a brunch), Lockhart Tavern Gastropub, Pizza Express, Zizzi, Pascals Brasserie and Roccas Italian. Miller & Carter Steakhouse is just at the end of Bolnore Road.

The Award Winning Beech Hurst Gardens is just 100 yards walk and boasts just under six hectares of beautiful parkland with a miniature railway, playground, tennis courts and picnic areas.

By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying around 5 miles west at Bolney/Warbling.

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: TBC

Anticipated Completion Date: Late November

