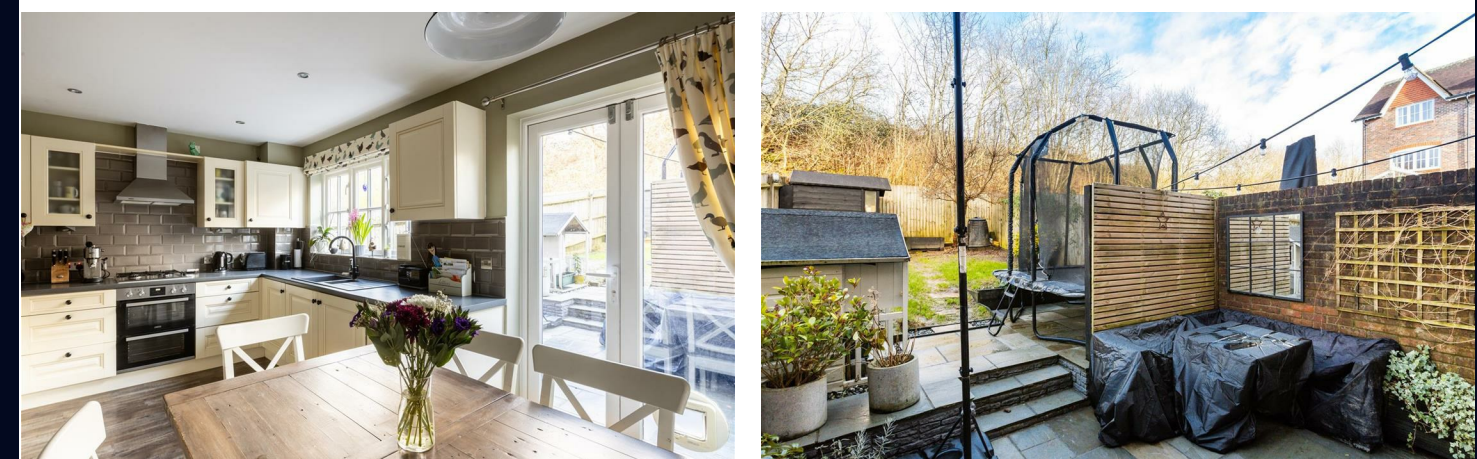


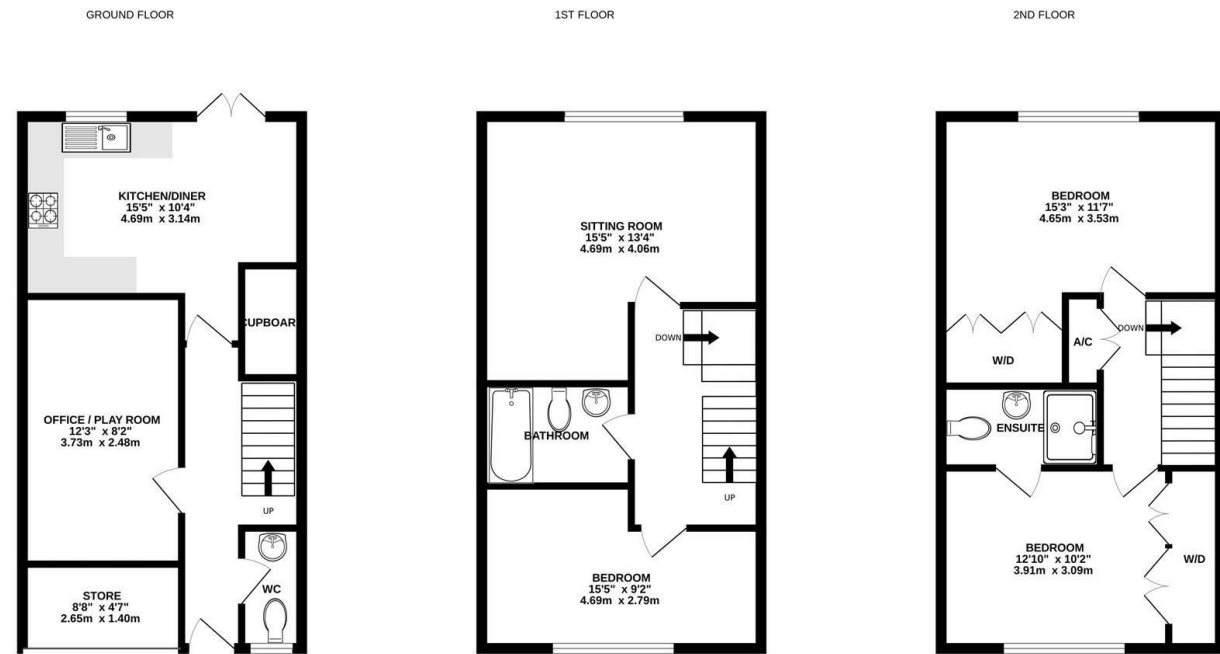


# UNDER OFFER

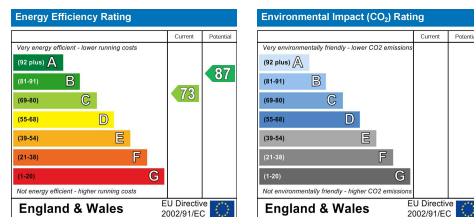


**24 Lower Village, Haywards Heath, W. Sussex, RH16 4GT**

**Guide Price £450,000 Freehold**



TOTAL FLOOR AREA : 1379sq.ft. (128.1 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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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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## 24 Lower Village, Haywards Heath, W. Sussex, RH16 4GT

What we like...

- \* Spacious and versatile accommodation over three floors.
- \* Fabulous family friendly community in Bolnore Village.
- \* Garage conversion is ideal play room or home office,
- \* Three genuine double bedrooms.
- \* No chain so a swift move is possible.

### The Home...

If you're looking for a modern, low maintenance home in a fabulous family orientated location then look no further than this excellent town house in the popular Bolnore Village, which is offered for sale chain free.

The home was built in 2004 and has been built to the traditional Sussex style with attractive tile hung front façade.

On the ground floor you have a kitchen/diner which extends across the entire rear of the house and is a social space which opens out on to the garden. The kitchen itself has a range of integrated appliances including a double oven, gas hob, washer/dryer and dishwasher.

The garage has been partially converted (2012) into an incredibly useful play room/home office with fibre broadband in place. There is still a handy section of garage for storage.

The majority of the ground floor enjoys electric underfloor heating and Karndean flooring too. There is also the essential downstairs cloakroom and bespoke understairs cabinetry providing handy storage.

On the first floor you have a really spacious L-shaped sitting room which has a lovely wooded outlook, a generous double bedroom and family bathroom.

The second floor has the main bedroom with ensuite shower room and fitted wardrobe. The third bedroom is also a generous double.

The loft space is boarded and there is a ladder in place. The home has gas fired central heating, is fully double glazed and offers a high degree of insulation. For those who work from home or like to stream, you have access to an Ultrafast fibre connection.

### Step Outside...

To the rear you have a low maintenance and pretty garden. The patio is the perfect spot for some 'al-fresco' dining and was laid in 2021. There is an expanse of level lawn and the garden is fully enclosed. One particularly pleasant feature is the fact the garden backs on to a wooded verge and the recreation ground beyond.

To the front is driveway parking.



### The Location...

Lower Village forms part of the popular Bolnore Village - a development built from the turn of the Millennium and perfect for a young family, with real community spirit. This position is close to adjoining woodland and children's play parks, making it the ideal location for a family. Bolnore Village Square is just a short walk and offers a Co-Operative Convenience Store and bus routes to the surrounding towns & villages. The recently opened 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies roughly one mile distant. By road these surrounding areas can be accessed via both the A272 and A23(M) with the latter lying west at Warninglid/Bolney.

The highly regarded Bolnore Village Primary School is within easy walking distance of the house and is the first self-governing parent-promoted primary school in the country. Children from this area usually attend Warden Park for secondary education, which lies just over one mile distant in the neighbouring village of Cuckfield. There is a bus service running between Bolnore and Warden Park in both the morning and afternoon. For younger children, the village has an excellent nursery in the form of 'Perfect Start' which is in the converted barn building on Parkfield Way. There is also a great pre-school at Woodside (Middle Village) offering an inviting and stimulating environment for young children to play, learn and grow.

On foot, there are various footpaths & bridleways which lead into Haywards Heath's town centre and, in turn, on to the mainline station which provides swift links to London (approx 47 mins), Brighton and Gatwick International Airport. The nearest cut through is just at the end of the close and leads through to Ashenground & Bolnore Woods.

### The Specifics...

Title Number: WSX279327

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast Fibre (up to 8000 mbps)

We believe this information to be correct but recommend checking personally to satisfy themselves before exchange of contracts.

