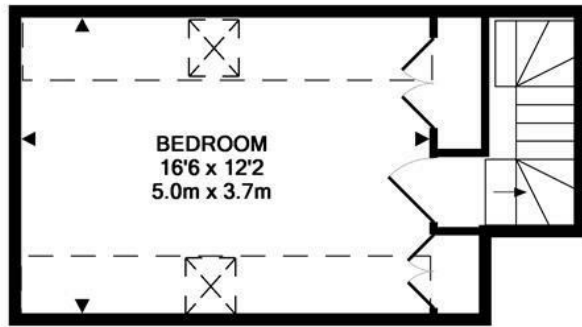
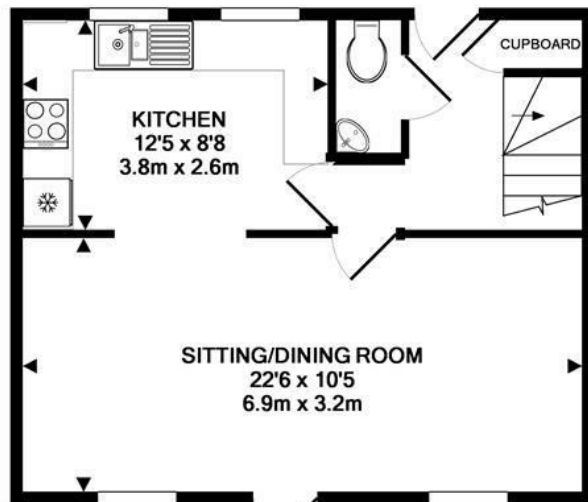


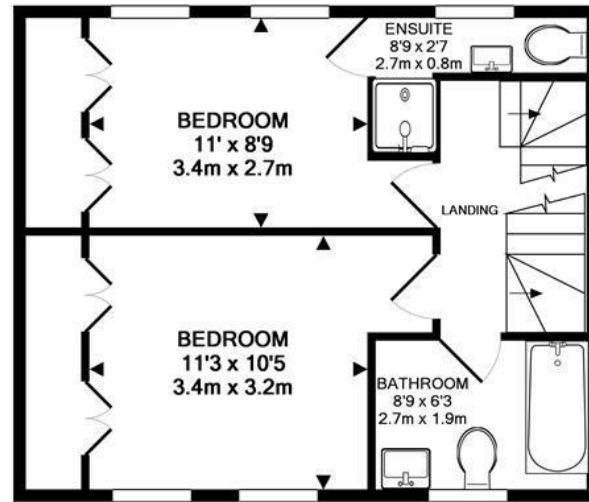
TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.1 SQ.M.)  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
 Made with Metropix ©2018



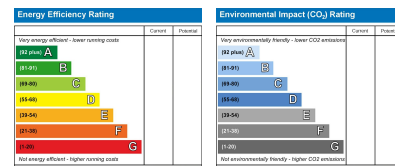
2ND FLOOR  
 APPROX. FLOOR AREA  
 257 SQ.FT.  
 (23.9 SQ.M.)



GROUND FLOOR  
 APPROX. FLOOR AREA  
 421 SQ.FT.  
 (39.1 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR AREA  
 431 SQ.FT.  
 (40.0 SQ.M.)



3 Queens Mews, London Road, Bolney, West Sussex, RH17 5PY

Guide Price £425,000 Freehold



3 Queens Mews, London Road, Bolney, West Sussex, RH17 5PY

What we like...

- \* Stylish, contemporary decor and specification throughout - very trendy.
- \* Excellent ground floor layout, perfect for modern living.
- \* Landscaped garden for ease of maintenance.
- \* Two parking spaces.
- \* Short walk of village school, local pub (Bolney Stage), vineyard and park.

**GUIDE PRICE: £425,000 - £450,000**

**The House. . .**

An impeccably presented and deceptively spacious three double bedroom town house (1,200 sq ft), forming part of 'Queens Mews', a select development of four homes built in 2014 in the popular village of Bolney.

This delightful home boasts calming, contemporary décor throughout with quality flooring and carpets. The ground floor layout is ideal for modern living being well-arranged and open plan with the main living space extending across the entire width of the house. There is ample space for sitting and dining areas and door on to the garden. The kitchen is stylish with an excellent specification and a range of integrated appliances (fridge/freezer, oven/hob with extractor, dishwasher & washing machine). The ground floor also incorporates a cloakroom.

On the first floor is the master bedroom with en-suite shower room and fitted wardrobes, second double bedroom with fitted wardrobes and a contemporary family bathroom. The second floor comprises entirely of a superb 19ft double bedroom with fitted storage and two skylights providing a light, airy feel.

Further attributes include double glazed sash windows, electric heating system and high degree of energy efficiency (EPC C).

**Step Outside. . .**

The rear garden has been tastefully landscaped for ease of maintenance with areas of patio and artificial lawn. It is the perfect space for 'al-fresco' entertaining and enjoys a lightly wooded aspect beyond. There is a garden gate providing rear access and outside tap.



To the front, the garden area has been similarly landscaped and provides an excellent first impression. There is allocated parking for two cars.

**The Location. . .**

Queens Mews is located on London Road within the popular village of Bolney. Village amenities including a community shop, The Eight Bells Public House and St. Mary Magdalene's Church. For food we recommend visiting the Bolney Stage. The highly regarded Bolney C of E Primary school is also within easy walking distance while the neighbouring village of Cuckfield provides secondary education with Warden Park. Bolney lies just west of the A23(M), providing swift vehicular access to London, Gatwick International Airport and the south coast. The village is surrounded by open countryside and to the north adjoins the High Weald Area of Outstanding Natural Beauty. For commuters Haywards Heath is approximately six miles distant and provides extensive shopping & leisure facilities. The mainline station offers fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins).

**Further Information. . .**

Tenure: Freehold  
Title Number: WSX365937  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Broadband: Up to 1000 mbps (Ultrafast)  
Services: Mains drainage and mains electric (not tested)

