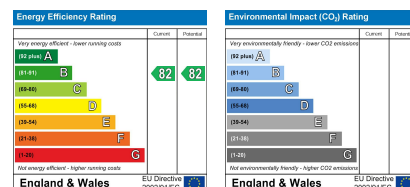


Approximate Gross Internal Area
769 sq ft / 71.4 sq m



37 Highbank, Bolnore Village, Haywards Heath, W. Sussex, RH16 4TT

Guide Price £260,000 Leasehold

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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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37 Highbank, Bolnore Village, Haywards Heath, W. Sussex, RH16 4TT

What we like...

- * Light, airy and well-arranged accommodation.
- * South facing 'Juliette' balcony with wooded outlook beyond.
- * Separate kitchen adjacent to the kitchen.
- * Swift links to east & west via the Haywards Heath bypass (A272).
- * Both bedrooms are doubles.

GUIDE PRICE: £260,000 - £270,000

The Apartment...

A modern and very well-presented first floor apartment, built in 2005 by Crest Nicholson, boasting light, airy and well-arranged accommodation. The spacious living room has a double aspect with a south facing 'Juliette' balcony providing a lovely wooded outlook and plenty of room for both sitting and dining areas. With an easterly and southerly aspect, there is plenty of natural light throughout the day. The kitchen, which is separate, sits adjacent to the dining area and has an integrated oven (2017/18), gas hob & extractor and dishwasher, with space for a fridge/freezer and washer/dryer.

There are two double bedrooms with the master enjoying its own en-suite shower room and fitted wardrobes. The second bedroom is served by the stylish family bathroom.

Further attributes include gas fired central heating with combi boiler (installed c. 2017/18), double glazing, good quality carpet, tasteful neutral décor throughout and plenty of years remaining on the lease (125 years from 2005).

Outside is an allocated parking space and several visitor spaces.

The Location...

Highbank is situated in the Village Heights on the southern fringes of the popular Bolnore Village. Bolnore Village Square offers a Co-Operative Convenience Store, the highly regarded 'Bolnore Village Primary School' and bus routes to surrounding areas. The recently opened 'Woodside' community building provides a social hub of the village with a variety of different social events and classes. 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. Wivelsfield Station is also a couple of miles distant via Rocky Lane/Valebridge Road.



Children from Bolnore Village fall into the catchment area for 'Warden Park' secondary school in the neighbouring village of Cuckfield and there is a regular school bus which runs morning and afternoon. By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west. Haywards Heath's town centre provides extensive shopping & leisure facilities including The Orchards Shopping Centre, The Broadway and Waitrose and Sainsbury's Superstores.

Information

Tenure: Leasehold
Lease: 125 years from 2005
Ground Rent: £150 p.a.
Service Charge: £937.22 six monthly
Reserve Fund Contribution: £51.27 six monthly
Estate Charge: £141.25 six monthly
Managing Agents: Pembroke Property Management T: 0333 3442100 E: support@pembrokepm.co.uk

We believe the above information to be correct but recommend intending purchasers check details before proceeding to exchange of contracts.

