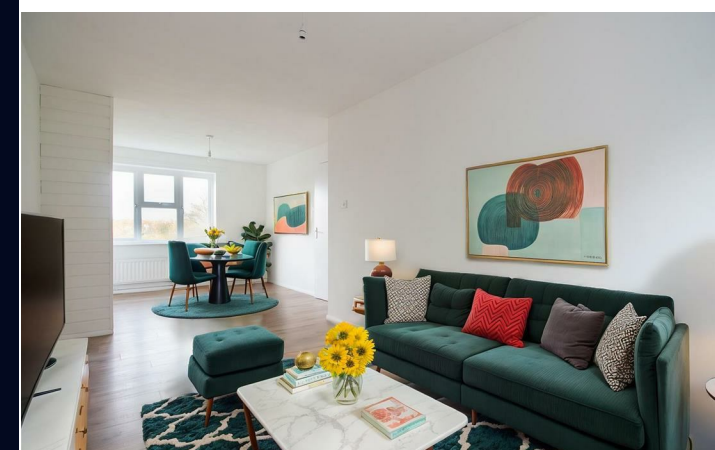




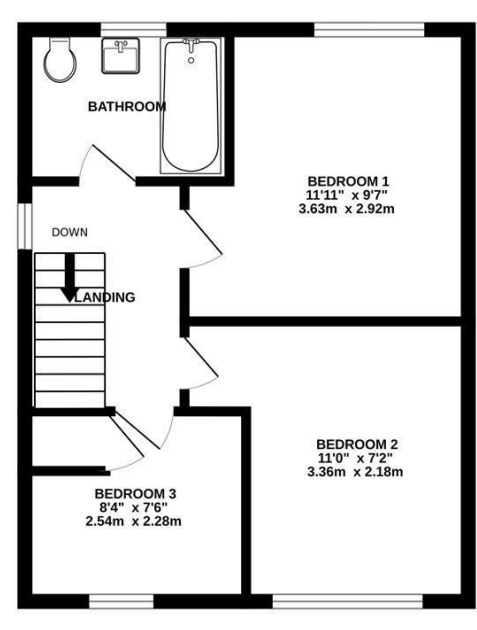
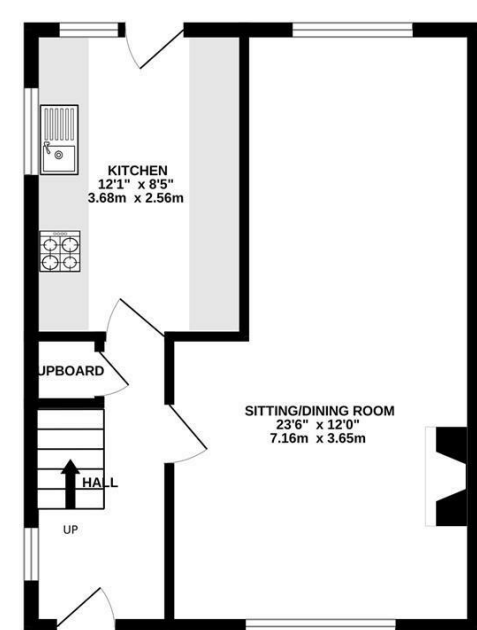
14 Bolding Way, Haywards Heath, RH16 4RT

Guide Price £375,000 Freehold

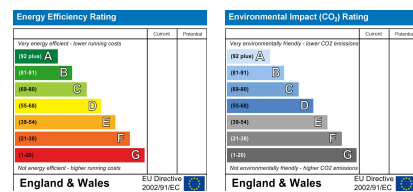
GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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14 Bolding Way, Haywards Heath, RH16 4RT

What we like...

- * Spacious through living space that extends to 23ft.
- * Lovely open views over Haywards Heath.
- * Recently redecorated and updated - a turn key purchase.
- * Sunny south facing garden.
- * No chain means a swift move is possible.

The Home...

This fabulous semi-detached home sits in an enviable, elevated position, with far reaching views over Haywards Heath and has been recently redecorated and updated by our client to offer an incoming buyer a well-presented, turn key purchase with spacious, light and airy accommodation. The home is offered for sale with no onward chain which means a swift move is possible.

The 23ft sitting/dining room is the hub of this home. Being dual aspect means there is plenty of natural light and the faux chimney breast creates a natural focal point. There is a southerly window which overlooks the garden and you could easily install a set of French doors to open to the outside.

The kitchen has plenty of storage and prep space. The shaker-style cabinetry is timeless and there is an integrated oven with gas hob. There is plenty of space for other appliances and a door that leads out to the garden.

The ground floor also has a handy understairs storage cupboard and window on the side, allowing natural light into the hall.

On the first floor there are two double bedrooms and a single third bedroom which could easily be used as a nursery or study for those who work from home. Each bedroom is served by the family bathroom.

The home is fully double glazed, has gas fired central heating and there is access to an Ultrafast fibre broadband connection - perfect for those who love to stream or work from home. The home has also been recently redecorated offering a blank canvas. There are also new floors and carpets.

Step Outside

To the rear is a sunny and private south facing garden that enjoys sunshine throughout the day. The paved terrace is the perfect spot for for a barbecue and steps lead up to an expanse of lawn - great for children to play. There is a handy garden shed, gated side access and an allocated parking space in the nearby residents car park. Visitors can park on street as there are no restrictions.



The Location....

Bolding Way is situated off of Rocky Lane, on the southern fringes of Haywards Heath, ideally positioned to take full advantage of Haywards Heath's A272 relief road that provides swift vehicular access to the east and west, with the latter leading the A23(M) and M25 beyond. There are bridleways ideal for dog walking towards the Fox & Hound pub in Fox Hill and there are a number of easy access woodland/park type areas for walking and playing. A regular bus service runs along Rocky Lane and provides links to the town centre, Princess Royal Hospital, mainline station and surrounding towns/villages.

Haywards Heath's mainline station is two miles distant and provides fast & regular commuter services to London (Victoria/London Bridge 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins).

The town offers extensive shopping facilities including Sainsburys and Waitrose superstores and The Orchards shopping centre. The Broadway boasts a selection of bars, cafés and restaurants including WOLFOX Coffee Roasters (great for a brunch), Lockhart Tavern Gastropub, Bar42 Tap Room, Pizza Express & Zizzi. The nearest shopping facilities is Sainsbury's Local which is roughly a 10 minute walk.

The area is well represented in both primary and secondary schooling with this house falling in to the catchment area for Warden Park, in the neighbouring village of Cuckfield.

The Specifics

Tenure: Freehold
Title Number: WSX136755
Council Tax Band: C
Local Authority: Mid Sussex District Council T: 01444 458166
Broadband Speed: Ultrafast (up to 1,100 mbps)

We believe the information above to be correct but recommend intending buyers check the details personally.

NB - CGI furniture

Please note the furniture is computer generated and for marketing/indicative purposes only.

