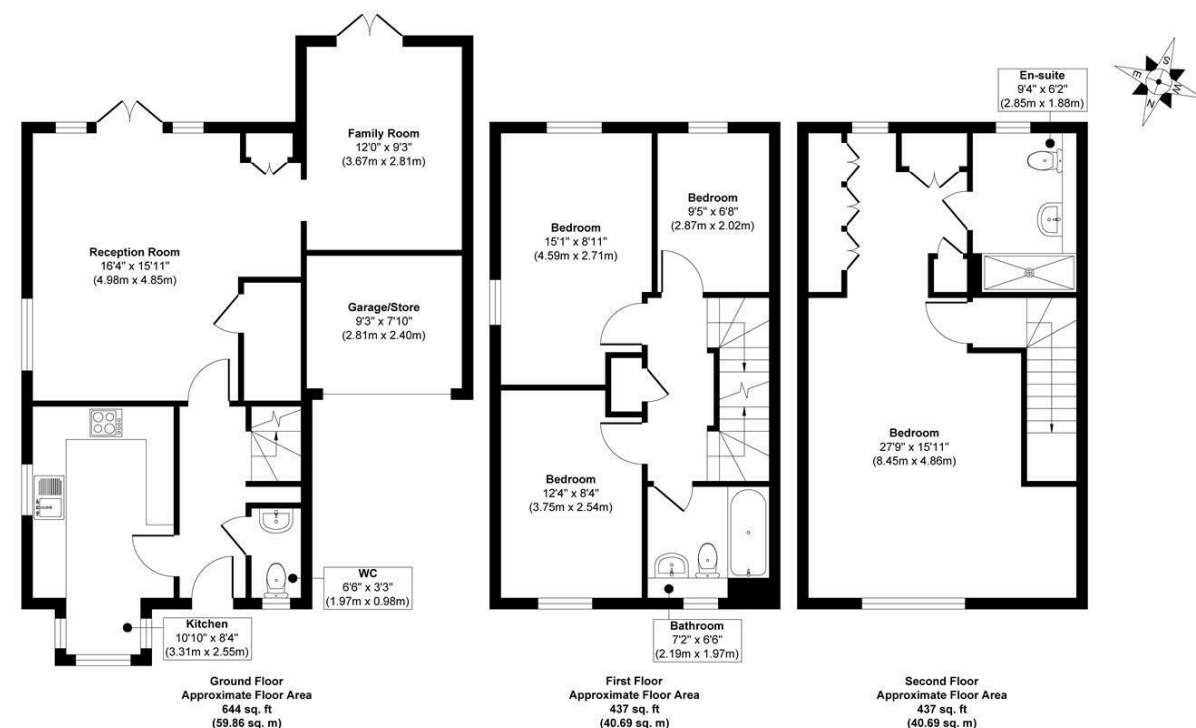
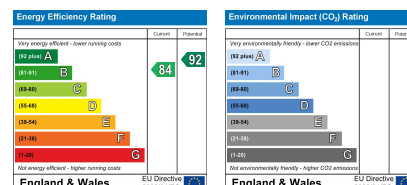




**Approx. Gross Internal Floor Area 1518 sq. ft / 141.24 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**PSPhomes**

Let's Get Social  
@psphomes /psphomes www.psphomes.co.uk

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.



**18 Little Pithfield, Bolnore Village, Haywards Heath, RH16 4WB**

**Guide Price £600,000 Freehold**

**PSPhomes**

@psphomes

/psphomes

www.psphomes.co.uk

18 Little Pithfield, Bolnore Village, Haywards Heath, RH16 4WB

Guide Price £600,000 - £650,000

What we like....

- \* Delightful position at the very end of a peaceful no through road, in favoured Upper Bolnore.
- \* Garage conversion has created a versatile second reception room on the ground floor.
- \* Exceptional 28ft principle bedroom suite with dressing area and stylish ensuite.
- \* Less than 20 minute walk to Haywards Heath Station and reputable Bolnore Primary catchment.
- \* Contemporary high spec and gorgeous interiors.

Guide Price £600,000 - £650,000

Welcome Home...

If you’re looking for a modern, detached and spacious family home that offers peace & quite coupled with convenience then look no further than this fabulous home on Little Pithfield in the sought-after “Upper Bolnore”.

This excellent home was built in 2018/19 and enjoys one the best spots in the close at the very end of a peaceful, no through close sitting adjacent to woodland with a sunny south facing garden.

In total, the accommodation extends to 1,518 sq ft and our clients have cleverly converted 2/3 of the garage meaning the home offers more ground floor accommodation that many neighbouring homes. This, coupled with the tasteful interiors and beautiful presentation, make this a very appealing home for an incoming buyer.

The sitting room is an inviting space with windows to two sides, flooding the space with natural light. The colour palette is calming and the bespoke cabinetry adds handy storage space and an opening flows through into the versatile dining/family room. The creation of this extra living space means the sitting room is now particularly generous and both rooms have French doors that open to the garden – great for “inside outside” living during the summer months.

The kitchen is modern and stylish with a range of integrated appliances including oven, hob, fridge/freezer, dishwasher and washing machine. The bay window seat is another lovely touch and there is space for a small breakfast table too. The plantation shutters add a touch of class as well as creating privacy.

There is also an essential ground floor cloakroom.

On the first floor there are two double bedrooms, a generous single which is perfect as a nursery or home office and the contemporary family bathroom.

The second floor is the real wow-factor space. An utterly exceptional “front to back” principal suite with generous sleeping quarters, fabulous walk-in dressing room and a luxurious ensuite shower room. This brilliant bedroom offers privacy & seclusion from the rear of the house and extends to an impressive 28ft and is sublime.

As the home was recently built it offers a high degree of energy efficiency with high insulation levels and high performance double glazing. There is gas fired central heating and for those who work from home there is access to an Ultrafast fibre broadband connection. There is also the remainder the 10 year new homes warranty giving you total peace of mind (expires Jan 2029).

Step Outside...

Stepping outside you find a sunny south facing garden which has been tastefully landscaped with pretty planting, artificial lawn and pretty planting. The paved terrace is bathed in sunshine and is the perfect spot for a spot of ‘al-fresco’ dining.

To the front is driveway parking and you have access to the remaining area of the garage which provides useful storage space.



Out & About...

Little Pithfield is a very quiet cul-de-sac off of Renfields, forming part of the popular phase 5 of the popular ‘Bolnore Village’, situated on the northern fringe of the development, within walking distance of the town centre & station. One, and often overlooked, benefit of this location is indeed the convenience to Haywards Heath’s mainline station which lies just over a mile away (15 mins according to Google Maps) via Bolnore Road. The station provides frequent commuter links to London (47 minutes to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins).

Local amenities are provided by the Village Square including a convenience store. 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 close by 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.

The Specifics...

Tenure: Freehold  
Title Number: WSX405878  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Ultrafast

We believe this information is correct but recommend an intending buyer check personally before exchange of contracts.

NB - Anti Money Laundering Checks

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called ‘iamproperty’ and the check is undertaken via their “Move Butler” platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

