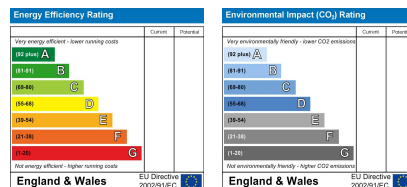




Gross Internal Area 1,159 sq ft / 107.67 sqm

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Cattswood Lane, Bolnore Village, Haywards Heath, RH16 4GF

Guide Price £475,000 Freehold

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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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4 Cattswood Lane, Bolnore Village, Haywards Heath, RH16 4GF

Guide £475,000 - £500,000

What we like...

- * Peaceful, tucked away position close to Bolnore Primary School and the village square.
- * Favoured layout with social kitchen/diner onto conservatory and garden.
- * Four good size bedrooms and three bath/shower rooms.
- * Superb views of the South Downs

Guide £475,000 - £500,000

The Home...

This four-bedroom family home is set in the heart of Bolnore Village and offers a great opportunity for those looking to take their first step onto the property ladder or move up to a larger home. The location is ideal, being tucked away from any busyness but just a short stroll from the highly regarded Bolnore Primary School, Village Square with its bus services and Woodside.

The ground floor features a bright, double-aspect sitting room and a well-designed kitchen/breakfast room with plenty of worktop space, built-in appliances, and a handy breakfast bar. A conservatory provides space for a dining table, making it a versatile area for everyday family life. There’s also a ground-floor cloakroom for added convenience.

Upstairs, the first floor offers three bedrooms and the family bathroom. The guest bedroom benefits from built-in wardrobes and its own en suite shower room. On the top floor, you’ll find the spacious main bedroom, with a large bathroom next door that includes both a shower cubicle and a separate bath — and from here, you can enjoy glorious views across to the South Downs.

The home is fully double glazed, has gas fired central heating and access to an Ultrafast broadband connection.

Step Outside...

The garden is low maintenance with expanses of lawn and patio. A neat paved pathway leads across the space, while thoughtfully placed shrubs and trees add depth and seasonal interest. It’s a versatile outdoor area — perfect for children to play, for gardeners to enjoy, or simply as a peaceful spot to unwind.

There is allocated parking for two cars and plenty of nearby parking at the village square for guests.

Out & About

Cattswood Lane is tucked just the village square, situated within the Middle Village area of the popular Bolnore Village with minimal passing traffic. This position is close to adjoining woodland and children's play parks. Bolnore Village Square is just a short walk and offers a Co-Operative Convenience Store and regular bus services to the surrounding towns & villages. '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 a literal stone's throw from 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.

The Specifics...

Tenure: Freehold
Title Number: WSX276433
Local Authority: Mid Sussex District Council
Council Tax Band: E
Estate Charge: £380 p.a. approx
Available Broadband Speed: Ultrafast Fibre
School Catchment: Bolnore Primary and Warden Park Secondary

We believe this information to be correct but recommend intending purchasers satisfy themselves before exchange of contracts

NB - Anti Money Laundering

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.

