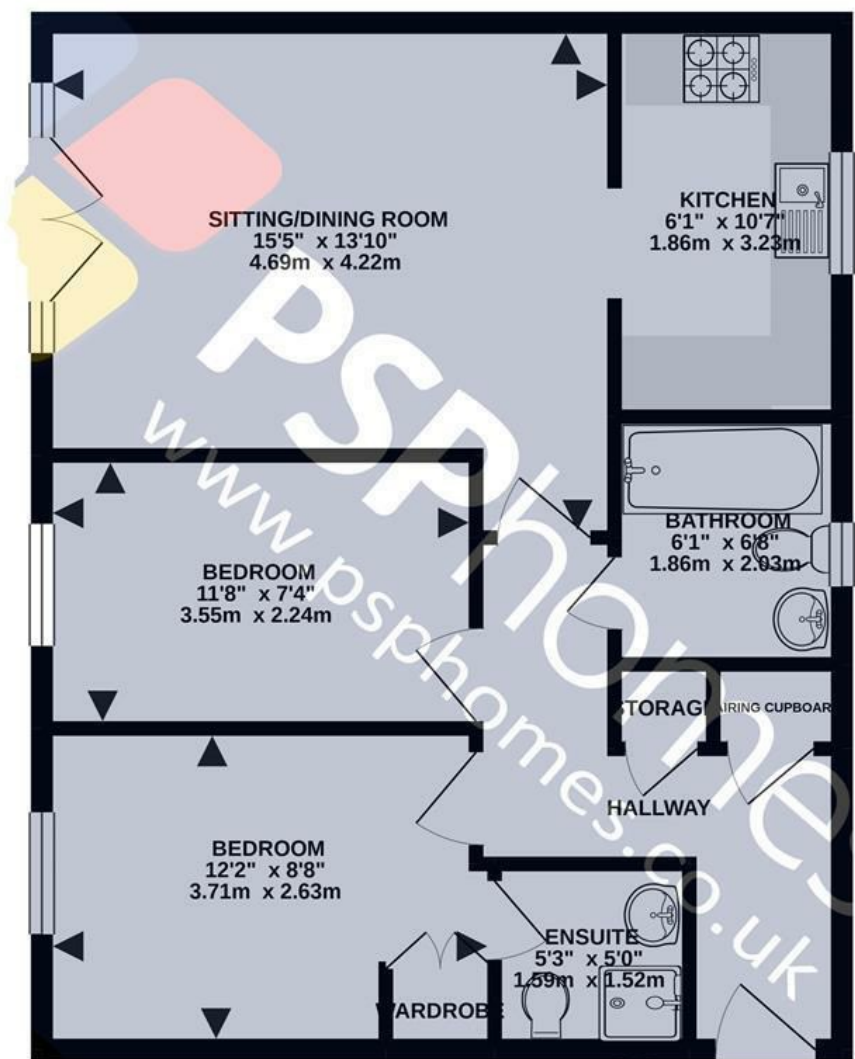
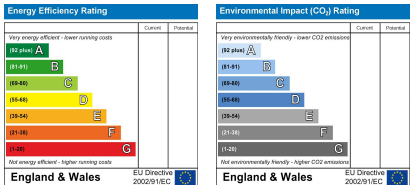


594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.1 sq.m.) approx.

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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53 Farriers Lea, Haywards Heath, RH16 4FS

Guide Price £250,000 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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53 Farriers Lea, Haywards Heath, RH16 4FS

Five Things We Love...

- * Peaceful top floor position overlooking mature woodland, offering privacy, natural light and a wonderful sense of tranquillity.
- * Bright and spacious living accommodation, with a generous living/dining room opening onto a Juliette balcony.
- * Two genuine double bedrooms, including a principal suite with its own en-suite shower room.
- * Excellent practical features, including a large loft space, two storage cupboards, allocated parking and secure cycle storage.
- * Fantastic Bolnore Village location**, just a short walk from the Village Square, woodland walks, excellent schools and Haywards Heath's mainline station.

The Apartment...

Occupying an excellent top floor position within the ever-popular Bolnore Village, this beautifully presented two-bedroom apartment enjoys a peaceful setting, an abundance of natural light and a delightful outlook over mature woodland. Tucked away from passing traffic, yet just a short stroll from the Village Square, local amenities and the highly regarded primary school, it offers the perfect balance of convenience and tranquillity.

The spacious living and dining room is flooded with natural light and opens onto a Juliette balcony, creating a wonderful space to relax while taking in the leafy surroundings. The contemporary kitchen is well-equipped with a range of integrated appliances and ample storage, making it ideal for both everyday living and entertaining.

Both bedrooms are comfortable doubles, with the principal bedroom benefiting from a modern en-suite shower room, while the second bedroom is served by a well-appointed family bathroom. Practicality is further enhanced by two useful hallway storage cupboards and a generous loft space, a feature rarely found in apartment living.

Further benefits include gas-fired central heating, double glazing throughout, a secure telephone entry system, allocated parking, secure cycle storage and attractive communal gardens. The property is offered with the remainder of a 999-year lease, providing peace of mind for years to come.

Perfectly suited to first-time buyers, professionals, downsizers and investors alike, this exceptional apartment is ready to move straight into and represents an excellent opportunity to enjoy modern village living in one of Haywards Heath's most sought-after developments. Early viewing is highly recommended.

The Location...

Farriers Lea enjoys an enviable position within the heart of the ever-popular Bolnore Village, a thriving community renowned for its abundance of green open spaces, woodland walks and excellent everyday amenities. Tucked away in a peaceful setting, the apartment is just a short stroll from the Village Square, where you'll find a convenience store, café, pharmacy and other essential services, while the Woodside Community Centre hosts a wide range of clubs, fitness classes and events throughout the year. For those who enjoy the outdoors, Bolnore Village is surrounded by attractive woodland and countryside walks, with numerous footpaths connecting to the neighbouring villages and the South Downs National Park beyond.



Haywards Heath town centre is approximately one mile away and offers an excellent selection of shops, cafés, restaurants and supermarkets including Waitrose, Sainsbury's and M&S Food, alongside The Orchards Shopping Centre and a variety of independent retailers. Commuters are exceptionally well catered for. Haywards Heath mainline railway station is around 1.5 miles away, providing regular direct services to London Victoria and London Bridge in approximately 45 minutes, as well as Brighton, Gatwick Airport and the South Coast. By road, the A23 is easily accessible, offering convenient connections to London, Brighton and the M25. Families are well served by a number of highly regarded schools. Bolnore Village Primary School is within easy walking distance, while Warden Park Secondary Academy in nearby Cuckfield is the catchment secondary school. There are also several respected independent schools within the surrounding area.

Offering the perfect combination of modern village living, excellent transport links and access to beautiful Sussex countryside, Bolnore Village continues to be one of Haywards Heath's most desirable places to call home.

Further Information...

- Tenure: Leasehold
- Lease: 999 years from 2009
- Service Charge: approx £1830.00 per year
- Ground Rent: £75.00 per year
- Council Tax Band: D
- Local Authority: Mid Sussex District Council
- Heating: Gas-fired central heating
- Windows: Double glazed throughout
- Parking: One allocated parking space
- EPC Rating: (Add rating)
- Broadband & Mobile: Prospective purchasers should make their own enquiries regarding availability and speeds.

We believe the above information to be accurate but recommend buyers verify all details, including lease information, service charges and council tax, through their solicitor prior to exchange of contracts.

