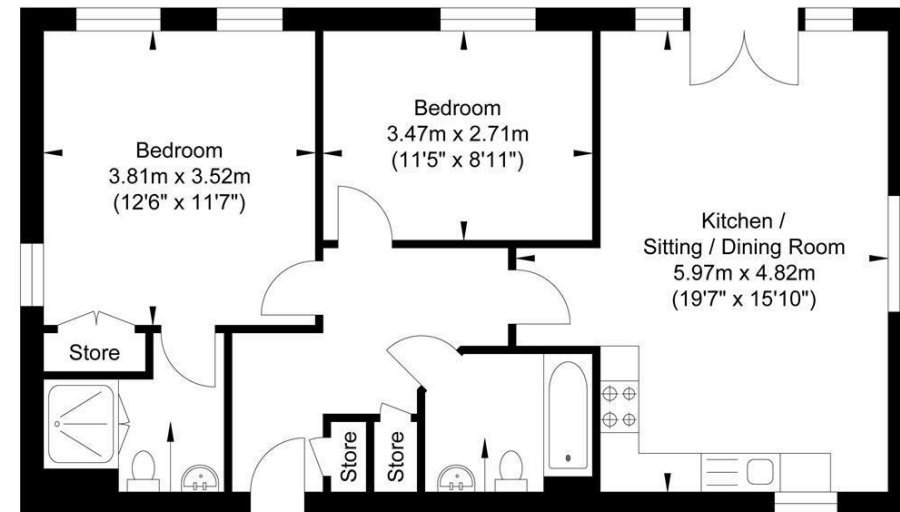
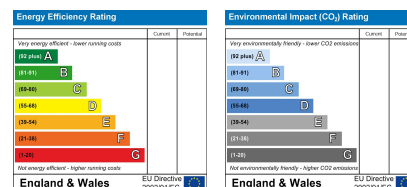


Brooklands



Second Floor
Approximate Floor Area
702.99 sq ft
(65.31 sq m)

Approximate Gross Internal Area = 65.31 sq m / 702.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



36 Brooklands, Haywards Heath, RH16 4TS

Guide Price £240,000 Leasehold

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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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36 Brooklands, Haywards Heath, RH16 4TS

5 things we love...

Top-floor living – A private position with plenty of natural light and no neighbours above.

Fantastic open-plan space – Almost 20ft of kitchen, dining and sitting space designed around modern living.

Private balcony – Directly accessed from the main living room and perfect for enjoying the outdoors.

Two bathrooms – An en-suite shower room to the principal bedroom plus a separate family bathroom.

Generous 703 sq ft layout – Two good-sized bedrooms with plenty of flexibility throughout.

Set on the top floor of this popular development in the heart of Bolnore Village, this well-proportioned two-bedroom apartment offers approximately 703 sq ft of bright and versatile accommodation, together with a private balcony and allocated parking. Bolnore Village is a popular residential community on the southern side of Haywards Heath, known for its attractive surroundings, local amenities and excellent access to the town centre and mainline railway station.

The Apartment...

The main living space is a real highlight, with an impressive 19'7 x 15'10 open-plan kitchen, sitting and dining room. The generous proportions allow plenty of space for both comfortable seating and a dining area, while the kitchen is fitted with a good range of wall and base units, work surfaces and integrated cooking appliances. Glazed doors open directly onto the private balcony, creating a lovely extension of the living space and a great spot to enjoy some fresh air.

The principal bedroom is a particularly good size at approximately 12'6 x 11'7, with fitted storage and a useful en-suite shower room. The second bedroom is also a well-sized double and offers flexibility for guests, family or those looking for a dedicated home office.

A separate family bathroom completes the accommodation, while useful storage cupboards are located off the hallway.

The apartment is well presented throughout, with a neutral finish that provides an excellent blank canvas for a new owner to make their own. Large windows throughout the apartment help create a bright and airy feel, while being positioned on the top floor adds a sense of privacy.

Outside, there is a Juliet private balcony, communal landscaped areas and parking within the development, with the precise parking arrangements to be confirmed.

The Location...

Bolnore Village is a popular residential community on the southern side of Haywards Heath, offering a particularly appealing balance between everyday convenience and access to open countryside. The village has its own community facilities, with the Village Square providing a convenience store and other local amenities, whilst the recently established Woodside provides a social hub with a variety of classes, clubs and activities for residents of all ages. For those who enjoy getting outside, the village is surrounded by attractive green spaces and woodland, with access to Ashenground and Pierce's Woods Nature Reserve providing some wonderful local walks. The area is particularly attractive in spring when the woodland floor is carpeted with bluebells.



There is a regular bus service from Bolnore Village into Haywards Heath town centre and the mainline railway station, making the location particularly convenient for commuters. Haywards Heath itself is approximately a mile away and offers an extensive range of shops, cafés, restaurants and everyday amenities, including Waitrose and Sainsbury's supermarkets and The Orchards Shopping Centre. For commuters, Haywards Heath mainline station is approximately 1.5 miles away and provides regular services towards London Victoria, London Bridge, Gatwick and Brighton, with London journeys taking around 47 minutes. By road, the A272 and A23 provide convenient connections towards Brighton, Crawley, Gatwick and the wider Sussex and Surrey road network. Families are also well catered for, with Bolnore Village Primary School close by, whilst secondary education is generally provided by Warden Park School in nearby Cuckfield. A dedicated bus service operates between Bolnore Village and Warden Park, with services running in both the morning and afternoon.

The Specifics...

- Tenure: Leasehold
- Lease: 999 years from 1 January 2003 – approximately 975 years remaining
- Ground Rent: £200 per annum
- Service Charge: £1,802.16 per annum, based on the current annualised charge
- Parking: Allocated parking space, with exclusive use confirmed by the lease
- Council Tax: To be confirmed
- EPC: To be confirmed
- Broadband: To be confirmed
- Heating: To be confirmed

Please note: The information provided has been prepared for marketing purposes and is based on information available at the time of writing. Measurements are approximate and should not be relied upon for accuracy. Tenure, lease terms, service charges, ground rent, parking arrangements and other property-specific information should be confirmed by the buyer's solicitor and/or relevant management company. The floorplan is for identification purposes only and is not to scale.

