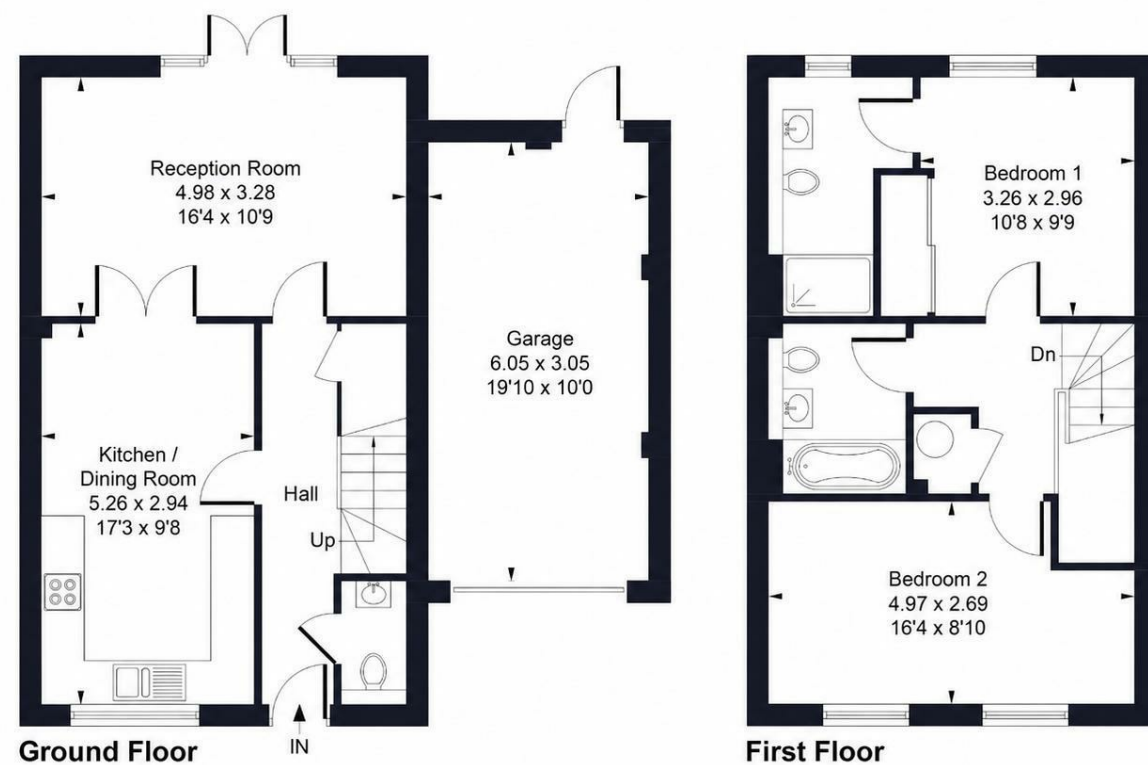
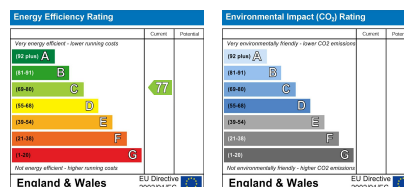




Approximate Gross Internal Area = 87.90 sq m / 946 sq ft
 Garage = 18.86 sq m / 203 sq ft
Total = 106.76 sq m / 1149 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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6 Davey Drive, Bolney, Haywards Heath, RH17 5SF

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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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6 Davey Drive, Bolney, Haywards Heath, RH17 5SF

5 Things We Love...

Beautifully presented two-bedroom home, built in 2023 by Riverdale Homes.

Stylish kitchen/dining room and spacious sitting room with French doors opening onto the garden.

Two well-proportioned bedrooms, including a principal bedroom with en-suite.

Landscaped rear garden, private driveway and garage offering potential for conversion, subject to consents.

Peaceful Bolney village location, with excellent countryside walks and transport connections.

An immaculately presented two-bedroom home, built in 2023 by Riverdale Homes and situated within a select development in the sought-after village of Bolney. Beautifully finished throughout, the property offers stylish contemporary accommodation, a spacious kitchen/dining room, attractive sitting room opening onto the landscaped rear garden, private driveway and garage with potential for conversion. Surrounded by picturesque Sussex countryside, the home combines peaceful village living with excellent transport connections.

The Home...

Built in 2023 by Riverdale Homes, this beautifully presented two-bedroom home offers thoughtfully designed accommodation, combining contemporary finishes with a practical layout perfectly suited to modern living. Tastefully decorated throughout in a soft, neutral colour palette, the property enjoys a bright and welcoming atmosphere.

The ground floor provides an excellent balance of living and entertaining space, with a stylish kitchen/dining room fitted with an attractive range of contemporary shaker-style units, complemented by contrasting worktops, integrated appliances and ample storage. A generous dining area comfortably accommodates a family-sized table, making this a lovely space for everyday meals and entertaining. Attractive wood-effect flooring adds warmth and character. An opening leads through to the impressive sitting room, a beautifully proportioned reception space with plenty of room for comfortable seating. French doors, flanked by glazed panels, overlook and open directly onto the rear garden, allowing natural light to flood the room and creating a wonderful connection between the indoor and outdoor living spaces. Subtle decorative wall panelling and neutral finishes complete this particularly inviting room.

Upstairs, the accommodation continues to impress, with two well-proportioned bedrooms, both presented to an excellent standard.

The principal bedroom is a particularly attractive space, featuring fitted wardrobes with mirrored sliding doors, decorative wall panelling and a calm, contemporary finish. The room also benefits from its own stylish en-suite shower room. The second bedroom offers excellent versatility, currently arranged as a combined home office and occasional bedroom, demonstrating how comfortably the space can accommodate changing needs. A contemporary family bathroom completes the first-floor accommodation.

Further benefits include underfloor heating throughout the ground floor, modern energy-efficient construction and the remainder of the property's NHBC warranty.

The Outside...

The property enjoys attractive kerb appeal, with traditional brick and tile-hung elevations, a pitched tiled roof and beautifully maintained planting that complements the character of the development. To the front, a private block-paved driveway provides off-road parking for two cars and leads to the adjoining garage, offering useful additional storage.

The rear garden is a particularly appealing feature of the home, having been thoughtfully landscaped to create an attractive and practical outdoor space. A generous area of lawn is complemented by a paved terrace adjoining the house, providing an ideal setting for outdoor dining, entertaining or simply relaxing during the warmer months. Enclosed by timber fencing and an attractive raised brick retaining wall, the garden enjoys a good degree of privacy, with established planting softening the boundaries. The combination of lawn, terrace and planted borders creates a wonderful outdoor space that is both manageable and enjoyable throughout the seasons.



Further Potential...

The adjoining garage offers exciting potential for conversion into additional accommodation, a dedicated home office, gym or hobby room, depending on individual requirements. This provides an excellent opportunity for buyers seeking greater flexibility or additional living space, subject to obtaining the necessary planning permissions, building regulations approval and any other required consents.

The Location...

Bolney is one of Mid Sussex's most desirable villages, offering a wonderful balance of rural tranquillity and everyday convenience. Surrounded by beautiful Sussex countryside, the village enjoys a strong sense of community, with a primary school, village shop, traditional public houses and a variety of local clubs and activities. The nearby towns of Haywards Heath, Burgess Hill and Horsham provide a wider selection of shops, restaurants and leisure facilities, while the surrounding countryside offers excellent opportunities for walking, cycling and exploring the South Downs. For commuters, Haywards Heath mainline railway station is approximately a 10–15-minute drive away, providing frequent services to London Bridge, London Victoria and Brighton. The A23 is also within easy reach, offering convenient access to Gatwick Airport, the M23 and the wider motorway network.

The Specifics...

Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
EPC Rating: C
Broadband: Availability and speeds to be confirmed
Estate/Road Charge: To be confirmed
Build Year: 2023 – Riverdale Homes
Warranty: Remainder of NHBC warranty
Heating: Underfloor heating throughout the ground floor
Parking: Private driveway and adjoining garage

We believe the above information to be correct but recommend intending purchasers verify all details personally and through their legal representatives before exchange of contracts.

