



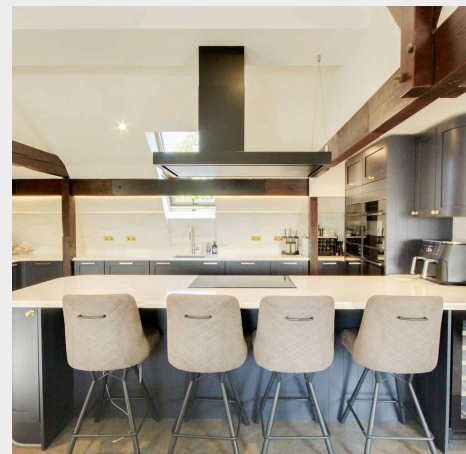
Flat 10, Chapel Heights, Bolnore Road, Haywards Heath, RH16 4AN

Guide Price £800,000 – £850,000





A spectacular apartment of almost 1900 ft.² within this former chapel that has just been the subject of complete refurbishment by the owner and includes a double garage and a share of the freehold in this established no through road adjacent to Beech Hurst Gardens and within a short walk of the town centre, railway station and ancient woodland. The building was originally converted into 10 apartments around the millennium to a very high specification by a small private developer (Living Heritage) and our client bought the property from us in 2023 and during that time has reconfigured some of the internal walls to make a far more practical and impressive arrangement of living accommodation. Refurbishment works have included the reconfiguration of some of the internal stud walls to make a far bigger main living area, a beautiful new kitchen with all the usual integrated appliances and natural stone worktops, 2 new bathroom suites, redecoration and new floor coverings throughout and the original living room is now the main bedroom which has stairs leading up to a mezzanine level with dressing table/study area, a walk through wardrobe (originally bedroom 4) which leads to the beautiful en-suite bathroom and a separate WC beyond. The owner is emigrating so is open to selling any contents by separate negotiation if required.



The residents collectively own the freehold between the 10 owners and keep a close eye on the management of the building and have actually recently changed managing agents. There are a few areas of garden around the building with seating areas and a car parking compound with several parking spaces. Each of the 10 apartments have a DOUBLE GARAGE with twin doors, power and lighting.

The complex is approached off Bolnore Road through high iron gates which is shared with Grosvenor Hall.

Tenure: Leasehold with a 1/10 share of the freehold and remainder of 999 year lease from 03.01.2018
Service charge: £350 per month

Managing Agents: Hunters group, Burgess Hill. Tel: 01444254400

Council Tax band: F

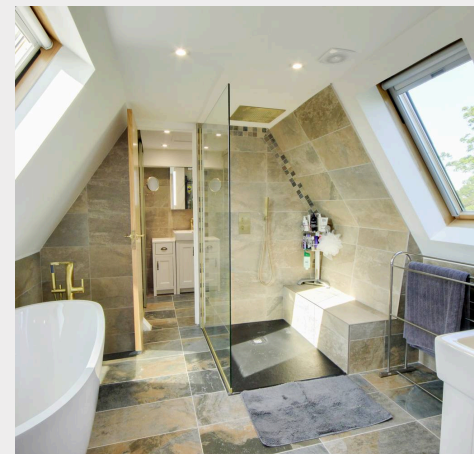
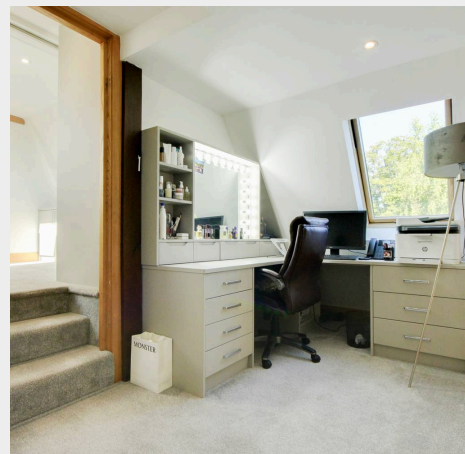
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Directions - Chapel Heights is located towards the western end of Bolnore Road (no through road) which runs south off the western end of Muster Green, opposite Sergison Arms pub (Miller & Carter Steak House), just to the west of the town centre. The parkland of Beech Hurst Gardens and the glorious Bolnore and Ashenground Woods and Paiges Meadow nature reserve provides wonderful walking. The town centre shops and the Broadway with its numerous restaurants, cafes and bars are approximately 0.6 miles distant. A Waitrose store is adjacent to the railway station which is 0.8 miles distant. There is also a Sainsbury's Superstore and a leisure centre. Children from this side of town fall into the catchment area for Harlands Primary School and Warden Park Secondary Academy in neighbouring Cuckfield. The primary school in Bolnore Village is a little closer. The local area is well served by some excellent independent schools which include Great Walstead, Cumnor House, Ardingly, Worth and Burgess Hill Girls. These and some of the county's other brilliant schools including Brighton College, Roedean and Bedes all run a school bus service with pick up points close by. The town has numerous open spaces and is surrounded by glorious countryside. Other nearby beauty spots include both Ditchling and Chailey Common nature reserves, the Ashdown Forest, the 180 acre Ardingly reservoir and the South Downs National Park.

Chapel Heights is located towards the western end of Bolnore Road (no through road) which runs south

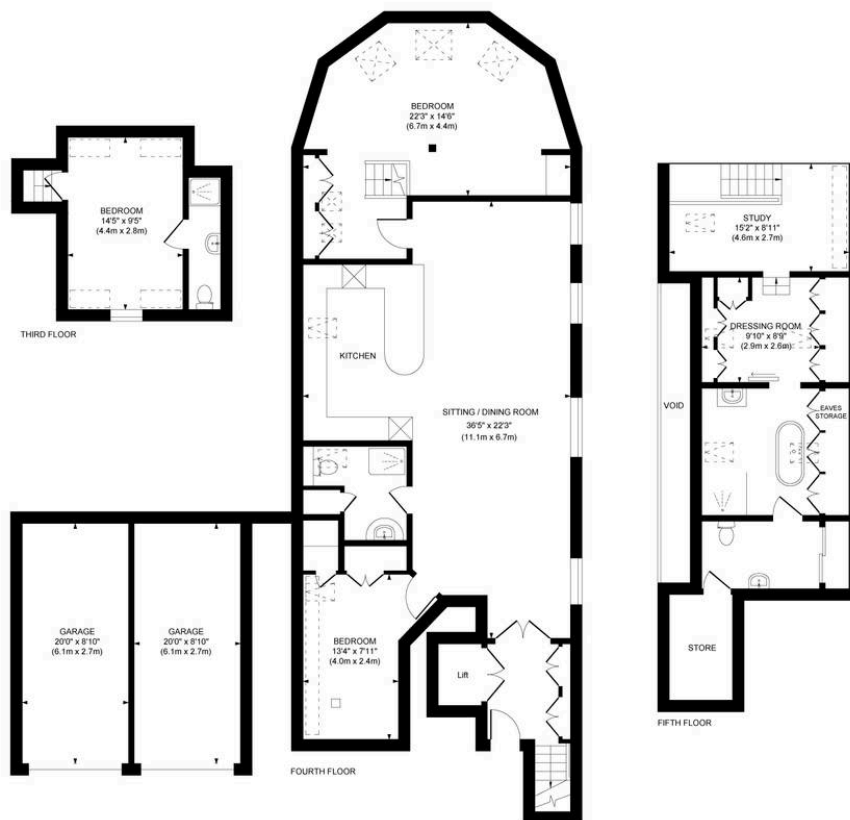


Approximate Gross Internal Area

Main House 1877 sq. ft / 174.41 sq. m

Garage 363 sq. ft / 33.72 sq. m

Total 2240 sq. ft / 208.13 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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