



5 Weavers Mead, Haywards Heath, West Sussex RH16 4FR

Guide Price .. £250,000-£275,000



**MANSELL
McTAGGART**
Trusted since 1947



A bright west facing 2 bedroom, 2 bathroom ground floor flat with a garage and the remainder of a 999 year lease situated in a great location in the desirable Middle Village area of Bolnore close to the village square shops, excellent primary school, woodland and playing fields yet within walking distance of the town centre and railway station.

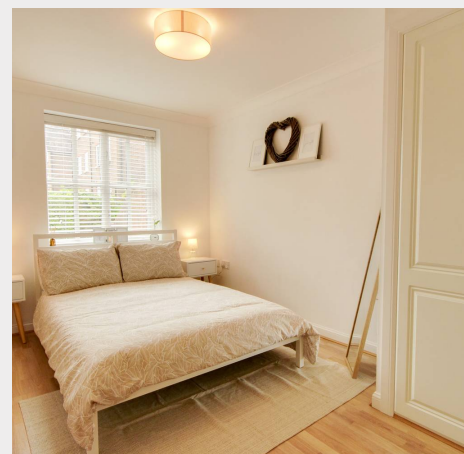
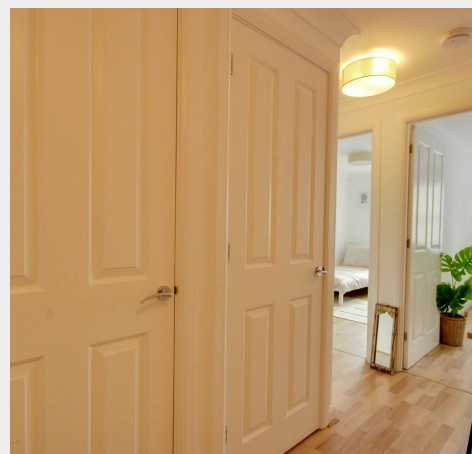
Tenure: leasehold - 999 years from 01.01.2003

Ground Rent: £75 per year

Service charge: £949.77 (block) (6 months)

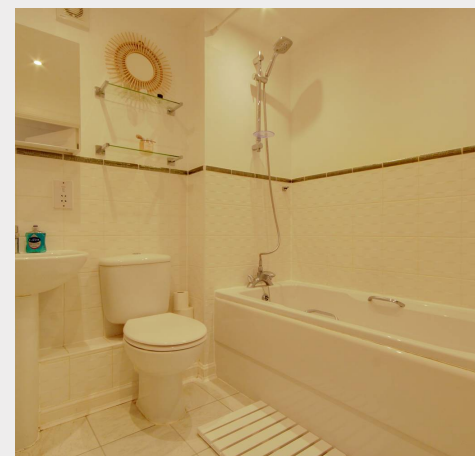
Managing agents, Pembroke

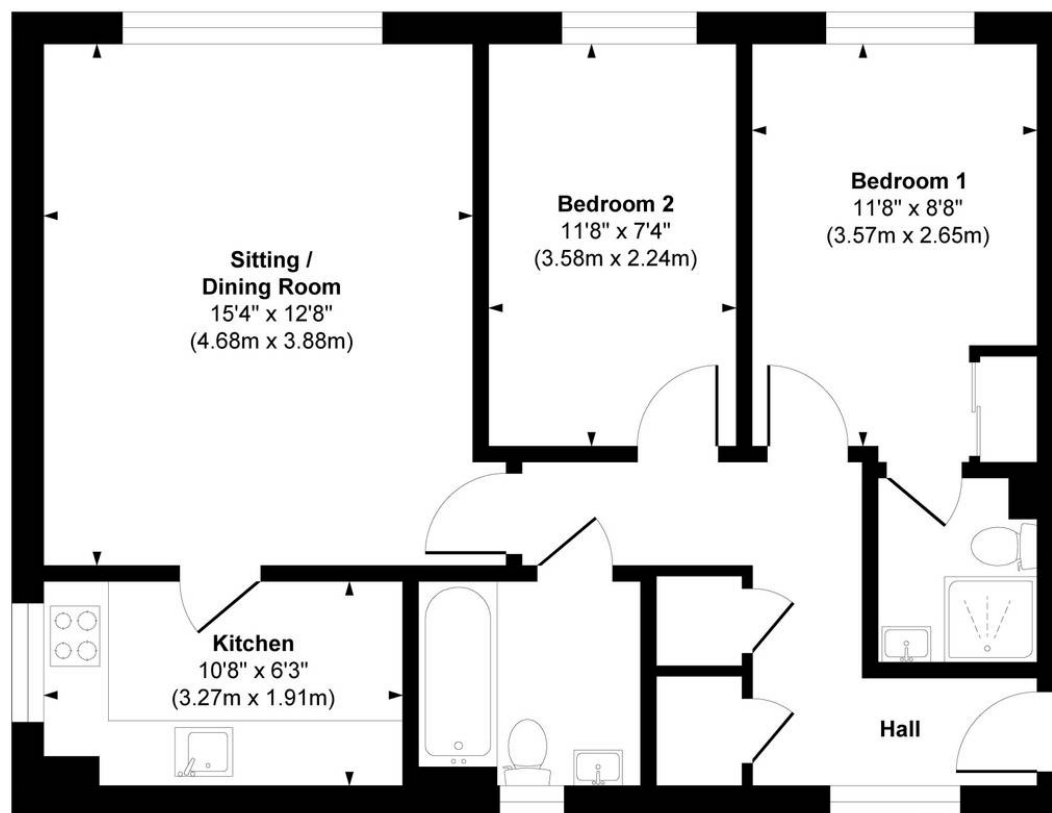
- Sunny West facing ground floor flat
- Garage situated in the block behind
- Very close to village square shops and school
- Long lease and low ground rent charges
- Part of a small block of just a handful of flats
- Sitting room with separate kitchen (brand new neutral coloured flooring laid)
- Master bedroom with en-suite shower room
- 2nd bedroom and 2nd bathroom
- 1.25 mile walk to the railway station
- For sale with immediate vacant possession
- Council Tax Band 'D' and EPC 'C'



The property is situated in the desirable Middle Village area of Bolnore surrounded by various other attractive houses close to the Village Square with its shops including a Co-op store and within a stone's throw of the highly regarded Primary School. Bolnore Village has an excellent community spirit and the Woodside Pavilion and sports field are now both open with numerous facilities. The village adjoins countryside and woodland interspersed with footpaths providing endless walks. Haywards Heath town centre is within walking distance via Bolnore Road and Ashenground Road offering an extensive range of shops and stores, cafes and restaurants, schools and a mainline railway station which provides fast and frequent services to London.

By road, access to the major surrounding areas including Brighton City Centre, Gatwick Airport and the M25 can be gained via the A272 and the A/M23, the latter lying approximately 4.5 miles to the west at either Bolney or Warninglid Schools Bolnore Village Primary (0.1 miles) Warden Park Secondary Academy in Cuckfield (1.5 miles) Station Haywards Heath mainline station (1.3 miles on foot) offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approx. Gross Internal Floor Area 622 sq. ft / 57.65 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.