



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

Guide Price £425,000 – £450,000

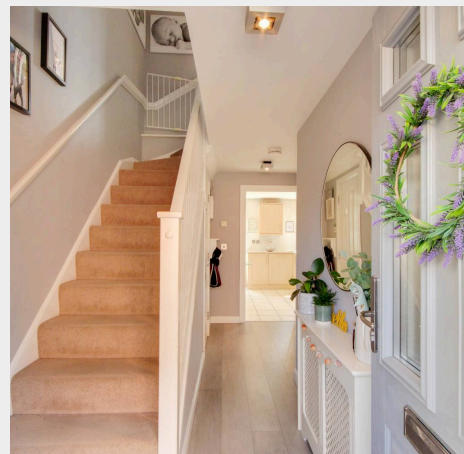


**MANSELL
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A very well presented 3/4 bedroom terraced town house in the desirable Middle Village area of Bolnore close to the Village Square, the excellent primary school, the ancient Woodland and playing fields and within walking distance of the town centre and railway station.

- Immaculate town house in prime Bolnore Village location
- Versatile accommodation over 3 floors
- Ground: cloakroom, lounge/study/bed 4, kitchen/breakfast room with door to garden
- 1st: Larger main lounge/bedroom & bedroom 2
- 2nd: master bedroom with refitted en-suite shower room, 3rd bedroom & bathroom
- East facing rear garden 35' max x 19' (average)
- Garage with parking to the side of 31
- Bolnore Village estate charge: £300.00 for the current year
- Managing agents: Pembroke Property Management
- EPC rating: C - Council Tax Band: D

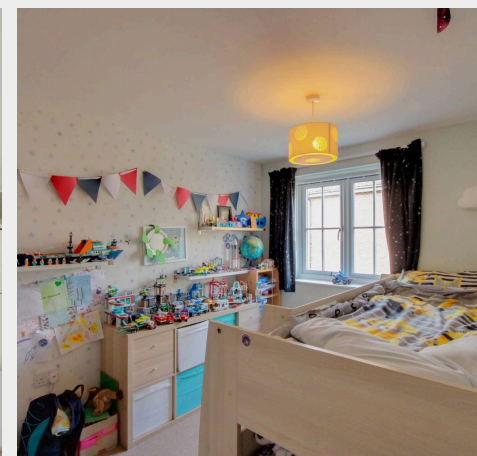
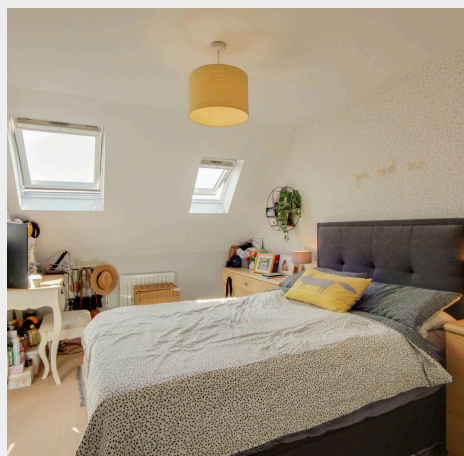


Weavers Mead is situated in the desirable Middle Village area of Bolnore close to the Village Square shops, excellent primary school, countryside and woodland walks, playing fields and the Woodside Pavilion with its numerous facilities and bar (open limited hours). Bolnore is particularly popular with families and professionals and is fast becoming one of the most popular parts of the town. A regular bus service runs through the village linking with the town centre, hospital, railway station and neighbouring districts. On foot, it is possible to walk through Bolnore Road and Ashenground Roads giving swift pedestrian access through to the town centre, hospital and railway station. The town has an extensive range of shops, stores, restaurants, cafes and bars. There are schools for all age groups, a 6th form college and a leisure centre. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield.

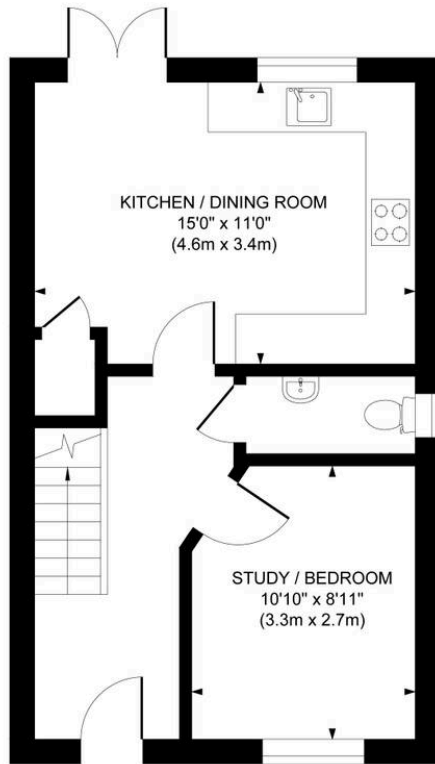
By road, access to the major surrounding areas can be swiftly gained by the new A272 town relief road and the A/M23 which lies approximately 5 miles to the west at Bolney.

Distances in miles on foot/car (approx.)

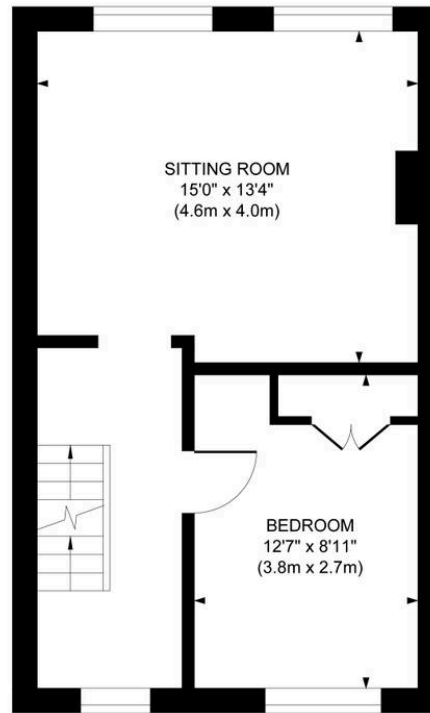
Bolnore Primary School 100 yards, Warden Park Secondary Academy 1.5, Haywards Heath Railway Station 1.4, The Broadway 1.3, Brighton Seafront 14, Gatwick Airport 16



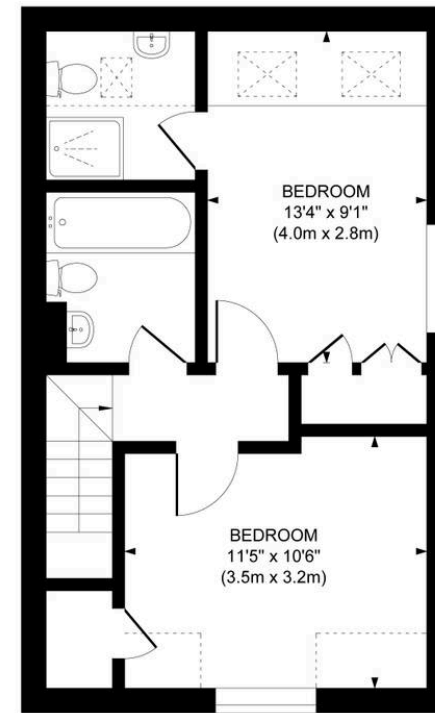
Approximate Gross Internal Area
1207 sq. ft / 112.10 sq. m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.

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

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