



3 Chapel Heights, Bolnore Road, Haywards Heath, RH16 4AN

Guide Price £575,000 – £600,000 ... Leasehold/Share of Freehold

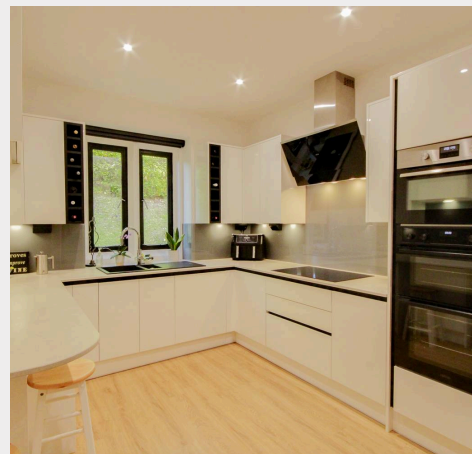
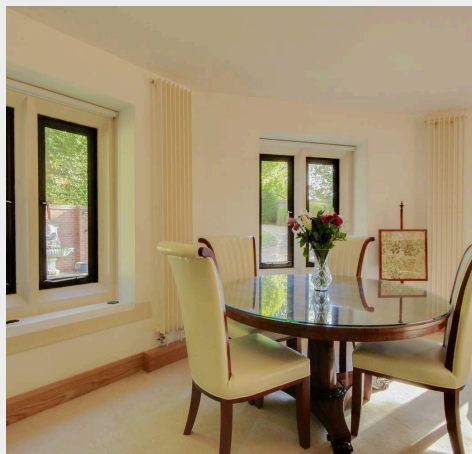


**MANSELL
McTAGGART**
Trusted since 1947



A newly refurbished 2/3 bedroom, ground floor, garden apartment of 1375 ft.² with a private patio area and double garage. This impressive former chapel, which was converted around the Millennium into just 10 impressive apartments, is situated in a peaceful and leafy location on the edge of the town centre. It lies opposite Beech Hurst Gardens and close to ancient woodland yet is within a 10/15 minute walk to the fashionable Broadway, town centre and railway station.

- NO ONWARD CHAIN
- Impressive ground floor apartment of 1375 ft.²
- Private patio & double garage with electric doors
- Newly refurbished to an excellent standard
- Brand new 'Wren' kitchen
- 2 new bathrooms
- Full Fibre Wifi installed (speeds of up to 1GB)
- Communal gardens - plenty of parking
- Grand communal reception hall - 2 main bedrooms, study/bed 3
- 10/15 minute to walk to town and station
- Opposite the parkland of Beech Hurst Gardens
- Internal viewing highly recommended
- Tenure: 1/10th Share of the freehold & 999 year lease from 03.01.2018
- Ground rent: None payable
- Service charge: £350 per month
- Managing agents: Hunters Group, Burgess Hill
- T: 01444 254400
- EPC rating: C - Council Tax Band: F



Chapel Heights is located towards the western end of Bolnore Road opposite Sergison Arms pub (Miller & Carter Steak House), just to the west of the town centre. 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 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.

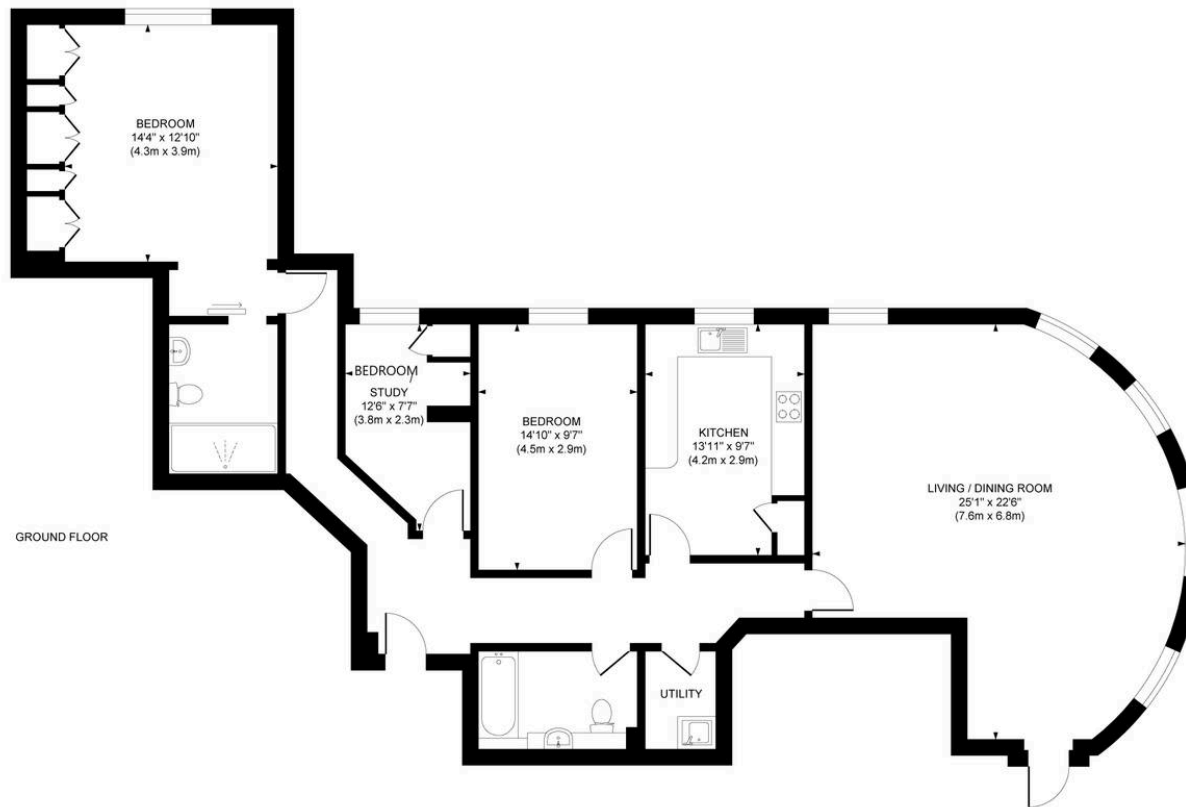
By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 5 miles to the west at Bolney or Warninglid.

Distances: On foot/car in miles (approx)

The Broadway 0.6, Haywards Heath Railway station 0.8 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins), Bolnore Village Primary School 0.4, Harlands Primary School 1.4, Warden Park Secondary Academy 1.6, A23 at Bolney 5, Gatwick Airport 14, Brighton seafront 15.



Approximate Gross Internal Area
1420 sq. ft / 131.93 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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