



21 Farriers Lea, Haywards Heath, West Sussex RH16 4FS

Guide Price £425,000 – £450,000 ... Freehold

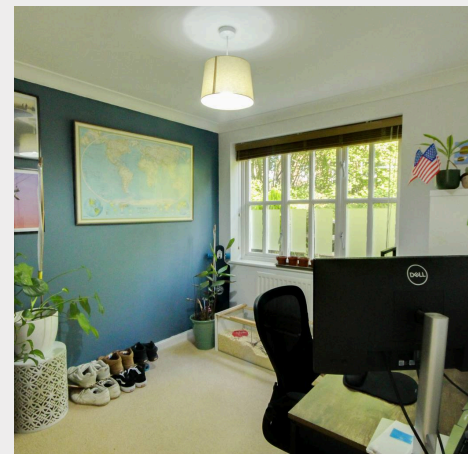


**MANSELL
McTAGGART**
Trusted since 1947



A versatile 3/4 bedroom terrace town house enjoying a quiet setting tucked away along a pathway in the heart of the Middle Village area of Bolnore close to the Village Square shops, highly regarded primary school, playing fields and ancient woodland that surrounds the village with the benefit of a south facing garden and a garage with parking space close by. Bolnore Village is a privately managed estate where the residents all contribute approximately £400 per year towards the upkeep.

- Quiet setting away from traffic
- 5 min walk to Village Square & primary school
- Versatile accommodation over 3 floors
- Ground Floor: entrance hall, WC, kitchen/diner, playroom/bed 4
- First Floor: huge living room and bedroom 3
- Second Floor: master bedroom suite, bed 2, bathroom 2
- 23' x 16' south facing rear garden
- Parking space and garage (Leasehold) beneath No. 25
- Easy walk to town centre and station
- Warden Park Secondary Academy school catchment area
- EPC rating: C - Council Tax Band: E

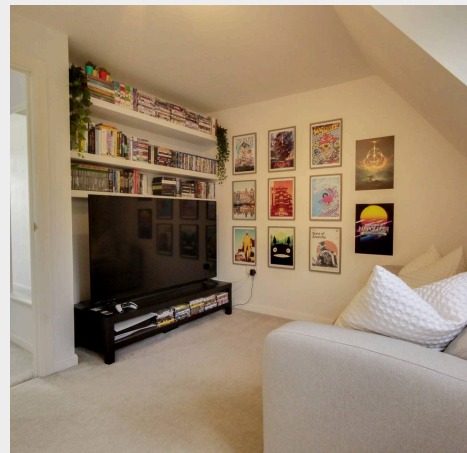


The property occupies an ideal location in the Middle Village area of Bolnore, just to the east of the playing fields and south of the Village Square where there is a supermarket and the highly regarded primary school. Children from the village fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The village is surrounded by open countryside and woodland, interspersed with footpaths linking with the neighbouring districts and the town centre (accessed via Ashenground Road and Bolnore Road). The town centre provides shops, stores, cafes, restaurants and bars and the railway station (1.4 miles) offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). A regular bus service runs through the village linking with the town centre and station.

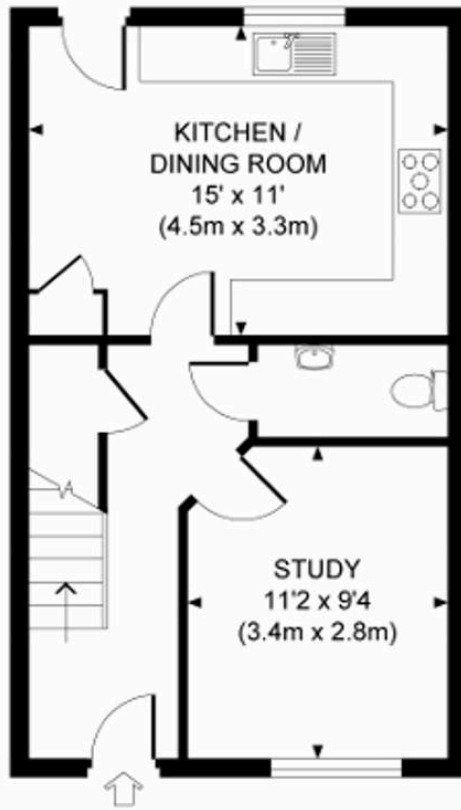
By road, access to the major surrounding areas can be gained via the B2036, the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

Schools: Bolnore Village Primary School (250 yards); Warden Park Secondary Academy School in Cuckfield (1.7 miles)

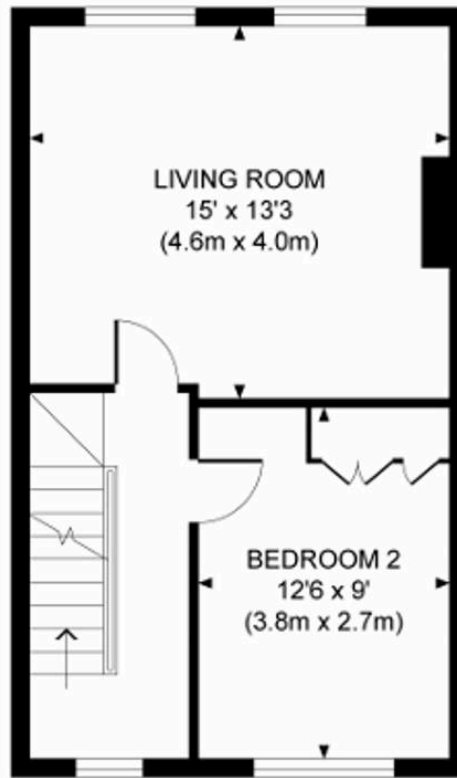
Station: Haywards Heath mainline station (1.4 miles), provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



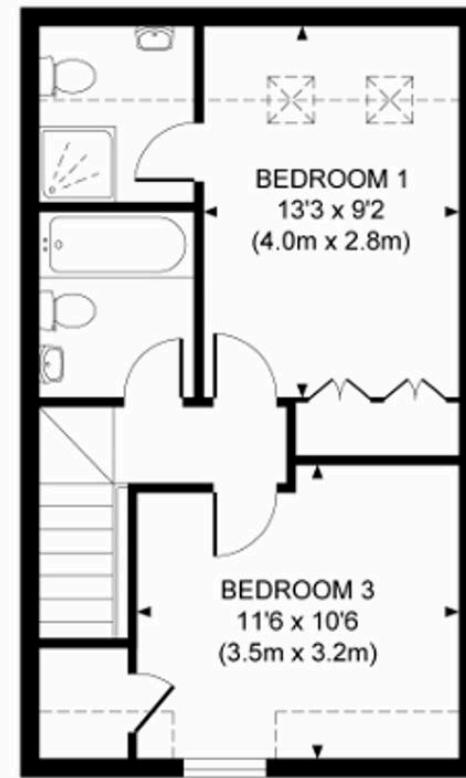
Approximate Gross Internal Area
1165 sq ft / 108.2 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.