



34 Updown Hill, Haywards Heath, West Sussex RH16 4GD

Guide Price £500,000 – £525,000



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A 5 bedroom, 3 storey town house overlooking the Village Square in the heart of Bolnore with a west facing terraced garden and garage in a nearby block offering highly versatile accommodation presented for sale in immaculate order throughout and ideally placed within a stone's throw of the local shops and highly regarded primary school.

- Versatile town house with up to 5 bedrooms
- Prime location overlooking Village Square
- 2 min walk to the regarded primary school
- Very close to countryside and ancient woodland walks
- Ground: cloakroom, lounge, kitchen/breakfast room, conservatory/dining room
- 1st: master bedroom with en-suite bathroom (and separate double shower), second bedroom, bedroom/study
- 2nd: 2 further bedrooms & bathroom
- West facing courtyard garden on two levels
- Garage: (Leasehold) located beneath coach house flat (7 Tanners Cross) with parking space in front (beneath the Juliet balcony)
- Estate charge: £500 pa (approx). Bolnore Village is a privately managed estate maintaining the common parts and play areas.
- Managing agent: Pembroke
- EPC rating: C - Council Tax Band: F





The property is situated in the desirable Middle Village area of Bolnore surrounded by various other attractive houses that surround the Village Square with its shops and highly regarded primary school. Bolnore Village has an excellent community spirit. The Village adjoins countryside and woodland interspersed with footpaths providing endless walks.

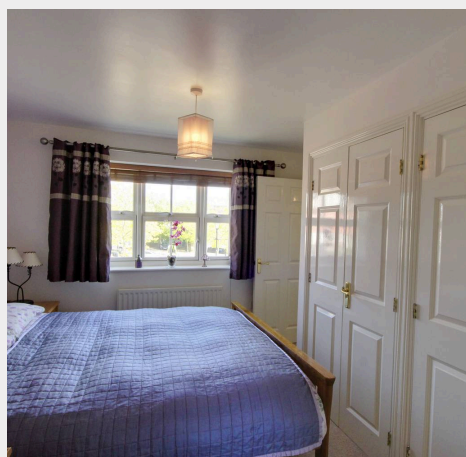
Haywards Heath town centre is within walking distance via Bolnore Road and Ashenground Road offering an extensive range of shops and stores, cafes and restaurants, schools, 6th form college, leisure centre and a mainline railway station which provides fast and frequent services to London.

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.

**Distances in approximate miles ((on foot/car/rail)**

**Schools:** Bolnore Village Primary School (0.1 miles)  
Warden Park Secondary Academy School in Cuckfield (1.2 miles)

**Station:** Haywards Heath mainline station (1.2 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  
1579 sq. ft / 146.65 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.

**Mansell McTaggart Haywards Heath**  
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