



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

Guide Price £275,000 – £285,000 ... Leasehold

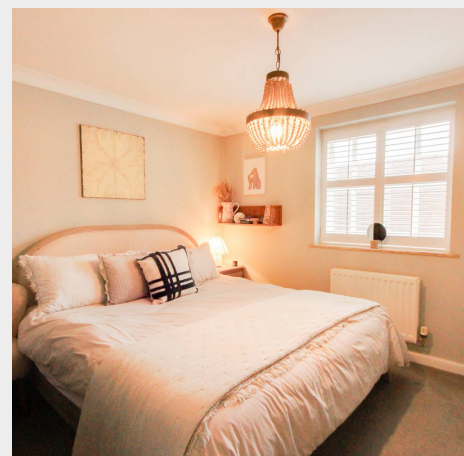


**MANSELL
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A very well presented 2 bedroom, 2 bathroom ground floor maisonette with a garage and its own front door which the owner has greatly improved in recent years to provide a really lovely home with a feeling of almost being a bungalow, presented for sale in immaculate order throughout.

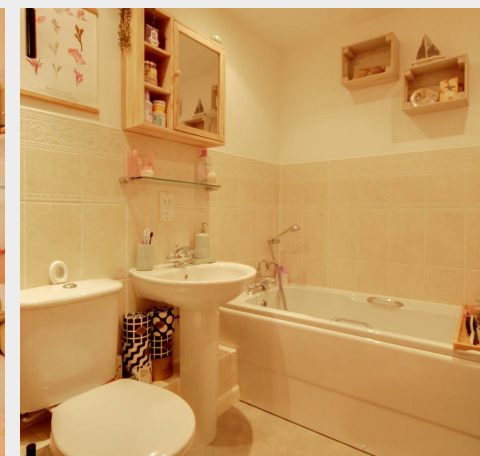
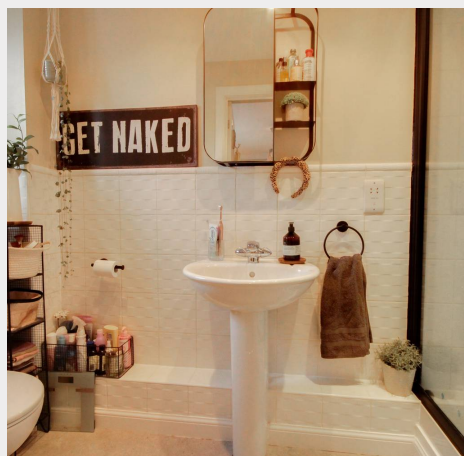
- 2 bedroom ground floor maisonette
- Garage in block located beneath No.14 Weavers Mead (2nd garage from the left)
- Karndean 'Herringbone' pattern floor in entrance hall
- Sitting room - new carpet & Juliette balcony
- Kitchen/breakfast room with some integrated appliances
- Master bedroom with en-suite shower room & wardrobes
- 2nd double bedroom - 2nd bathroom
- Double glazed windows – gas heating to rads
- EPC rating: C – Council Tax Band: D
- Tenure: leasehold – 999 years from 11.06.2007
- Ground rent: currently £75 per year (we are not aware of any ground rent increases during the term – awaiting confirmation)
- Service & Estate charge: £2471.00 for the current year

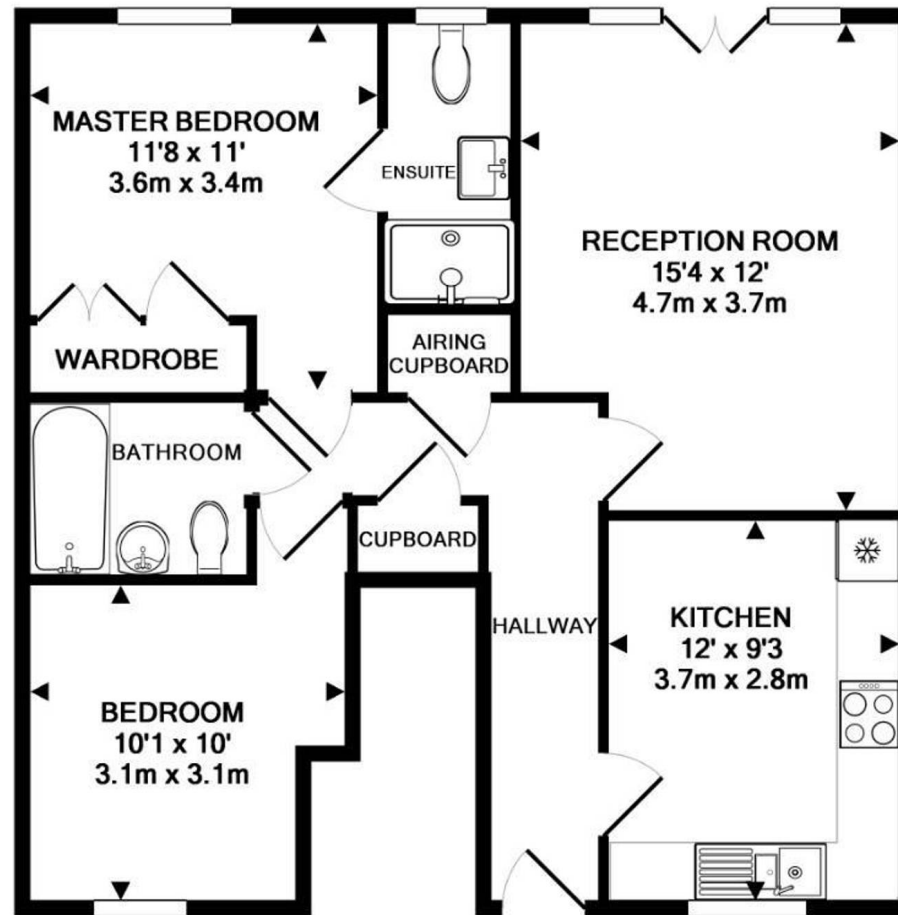


Updown Hill runs around the Village Square in the central part of Bolnore Village. The Village Square is within a 2 minute walk where there are several shops including a large Co-op store and the highly regarded primary school is equally as close. To the south of the property are the playing fields where there are sports fields, an all-weather pitch, skate park and the Woodside Pavilion which has various community facilities and events going on. The village is surrounded by countryside and ancient woodland providing some wonderful walks. A regular bus service runs through the village linking with the town, station and neighbouring districts. Children from village go onto Warden Park Secondary Academy in neighbouring Cuckfield which is easily accessed on foot. The railway station and town centre is approximately 1.3 miles distant and easily accessed on foot via Renfields, Wealden Way, Bolnore Road or Ashenground Road. The town has an extensive range of shops, several sports clubs, 6th form college and a leisure centre. By road access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 6 miles to the west at Bolney.

Distances in approximate miles

Schools: Bolnore Village Primary School (0.1 miles)
Warden Park Secondary Academy School in Cuckfield (1.5 miles) **Station:** Haywards Heath mainline station (1.3 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)





TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.3 SQ.M.)

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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