



3 Juniper Court Lower Village, Haywards Heath, RH16 4FZ

Guide Price £250,000 – £265,000 ... Leasehold



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A larger than average (800 ft.²/74.4 m²) 2 double bedroom, 2 bathroom ground floor flat enjoying a triple aspect with a wonderful outlook to the rear of a tree lined stream, being within a short walk of Bolnore Village Square and countryside.

- One of the larger apartments (800 sq ft) in Bolnore Village
- South, east and north facing rooms
- Very spacious living room with Juliet balcony
- Separate kitchen with some appliances
- Master bedroom with wardrobes & en-suite shower room
- 2nd big bedroom and bathroom
- Allocated & visitors parking spaces
- Great position close to the ancient woodland
- For sale with no onward chain
- EPC rating: C - Council Tax Band: D
- **Tenure:** Leasehold – 999 years from 31.03.2001
- **Service charge:** for the period 01.09.2024 – 31.08.2025 – £2,080
- **Ground rent:** £125 per year – We believe this is for the entirety of the lease with no increases
- **Managing agents:** Pembroke Property Management, Foundation House, Coach & Horses Passage, Tunbridge Wells, Kent, TN2 5NP. t:0333 344 2100



Lower Village is on the southern side of Bolnore Village which, in turn, is located on the south western side of Haywards Heath.

The village is becoming increasingly popular with professionals and families due to its friendly atmosphere and highly regarded primary school. There is also a Village Square with a large Co-op store and the Woodside Pavilion and playing fields which all create a central focal point.

The A272 town relief road gives swift vehicular access to the neighbouring districts, Wivelsfield railway station, the town centre and Haywards Heath railway station (which provides a faster commuter service to London (47 mins), Gatwick (15 mins) and the south coast (Brighton 20 mins)).

The town has an extensive range of shops, stores, restaurants, cafes and bars, a 6th form college and a state of the art leisure centre.

Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield.

Distances: (in miles approx)

Bolnore Village Primary School (0.3), Warden Park Secondary Academy (1.9), 6th Form College (2), Wivelsfield Railway Station (2), Haywards Heath Railway Station (1.8), A23 at Bolney (5.25), Brighton Seafront (18), Gatwick Airport (17).





Approximate Gross Internal Area
800 sq ft / 74.4 sq m



Mansell McTaggart Haywards Heath

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