



**66 Renfields, Haywards Heath, West Sussex RH16 4TG**

Guide Price £475,000 – £500,000



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A 3 double bedroom link-detached house with a partly converted garage and a south facing rear garden situated in the desirable Upper Village area of Bolnore within a 5 minute walk of the Village Square and excellent local primary school and just a 1 mile walk of the railway station and town centre.

- Link-detached house in prime part of Bolnore
- Easy walk to town centre and station
- Close to Village Square, school & woodland
- Garage partially converted into a dining room
- Fabulous open plan kitchen/living area
- Master bedroom with en-suite shower room
- 2 further double size bedrooms and bathroom
- Warden Park Secondary Academy catchment
- Estate charge: Bolnore Village is a privately managed estate - Annual charge: approximately £360.00 - Managed by Pembroke property management
- EPC rating: C - Council Tax Band: D

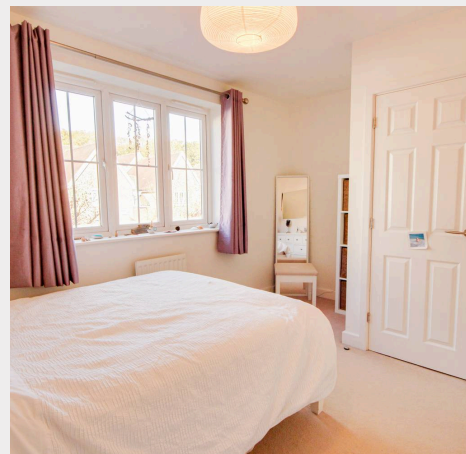


This part of Renfields is located in the north/east corner of Bolnore and therefore the closest part of the development to the town centre making access on foot much swifter to the railway station. Pedestrian access through to the town centre and railway station can be gained in 15/20 minutes via an alleyway and Bolnore Road. Bolnore Village is particularly attractive to professionals and young families due to the excellent reputation of the primary school. There is a great community spirit with lots of events taking place on the playing fields and in the Woodside pavilion and the Village Square has a selection of shops. Children go onto Warden Park Secondary Academy in neighbouring Cuckfield and there is a nursery in the Old Barn.

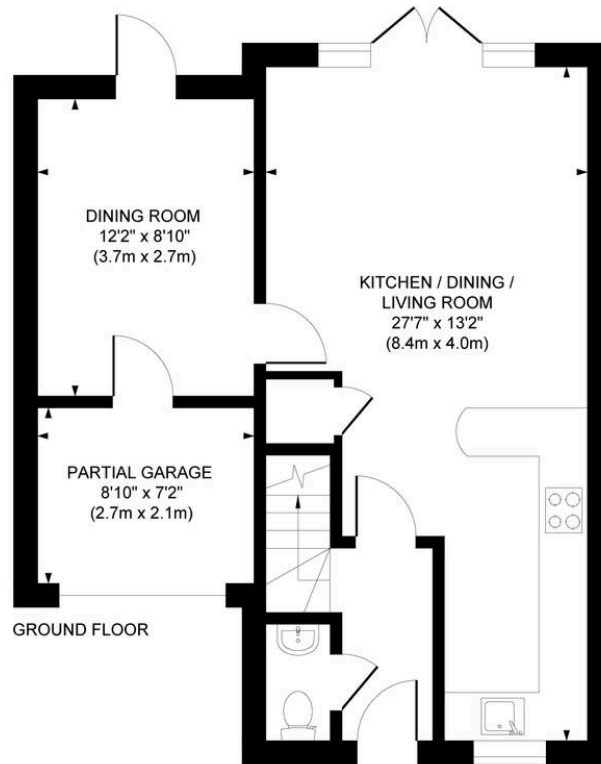
The town centre has a broad range of shops, restaurants, cafés and bars, a 6th form college and a leisure centre.

Access by road to the major surrounding areas can be swiftly gained via the A273, A272 and M/A 23 which lies about 5.5 miles to the west at Bolney

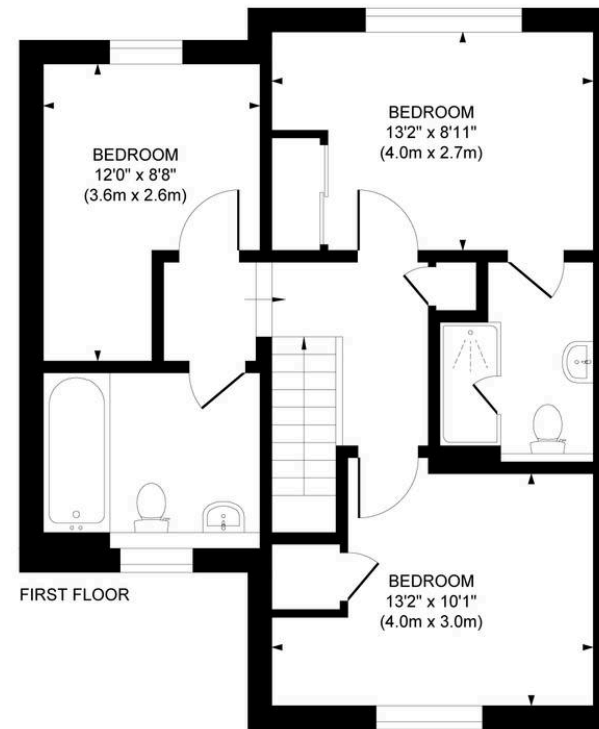
**Distances (Approx miles on foot/car/rail)** Railway Station 1.0 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) Bolnore primary School 0.3 Warden Park Secondary Academy 1.5 Gatwick Airport 16 Brighton seafront 15



Approximate Gross Internal Area  
1096 sq. ft / 101.79 sq. m



GROUND FLOOR



FIRST FLOOR

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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