



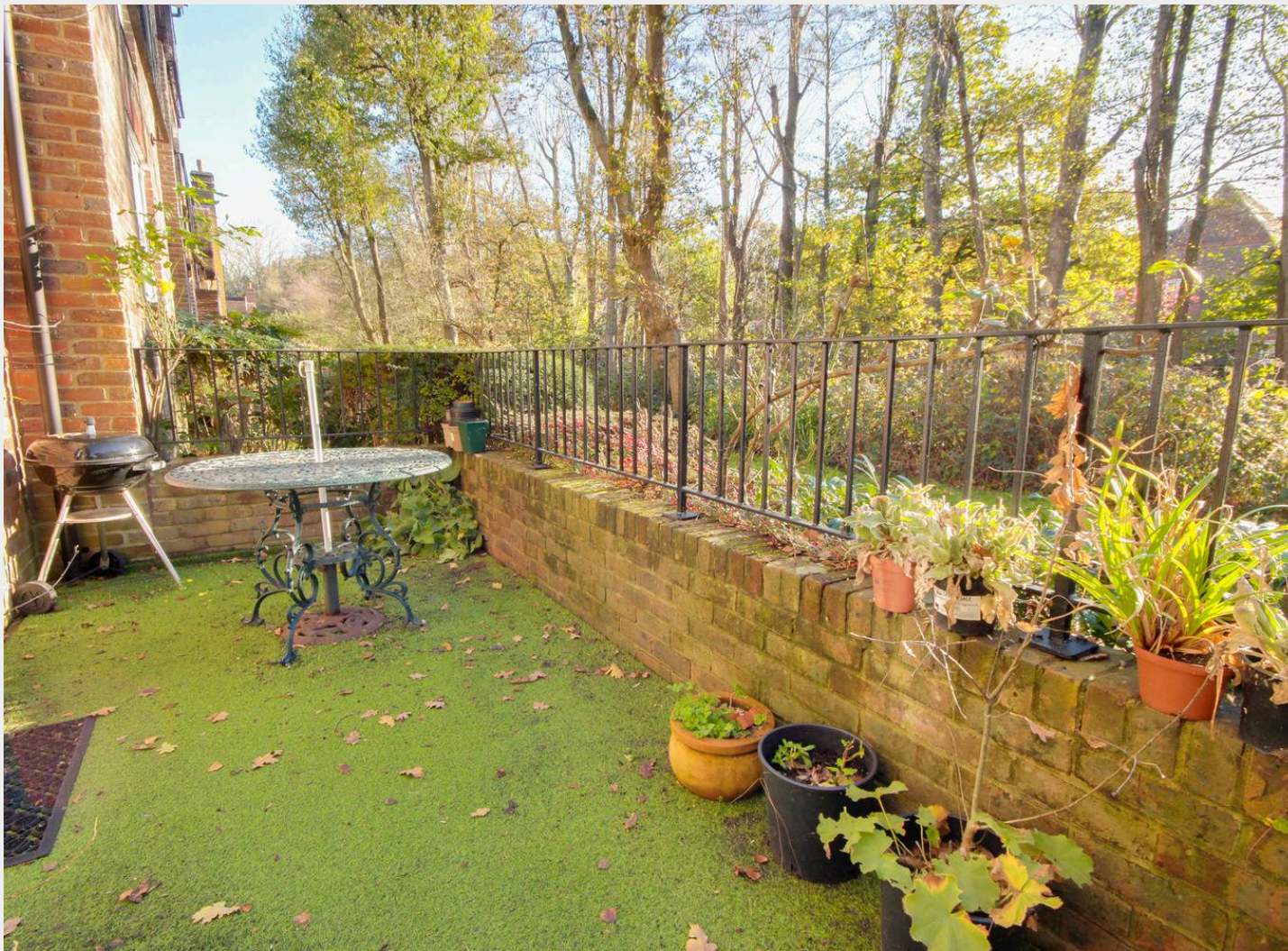
2 Juniper Court, Lower Village, Haywards Heath, RH16 4FZ

Guide Price £325,000



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One of these enormous (1100 ft.<sup>2</sup>) 2 bedroom lower ground floor garden flats offering fabulous almost bungalow would like accommodation in this small block with a lovely wooded outlook to the rear and enjoying a predominantly south facing aspect within Bolnore Village.

- One of the largest apartments in Bolnore Village
- Very spacious south facing accommodation of 1100 ft.<sup>2</sup>
- Dining room, lounge with doors to private patio
- Separate kitchen and utility room
- Master bedroom with en-suite shower room
- 2nd big bedroom and family bathroom
- Easy walk to the Village Square shops
- Close to countryside and protected ancient woodland
- The owner is downsizing within the same building
- EPC rating: C - Council Tax Band: D
- Parking space: 77 - plenty of visitors parking bays
- Tenure: leasehold - 999 years from 31.03.2001
- Ground rent: £125 per year and we believe this is for the entire length of the lease
- Estate and service charge: for the 6 month period 01.09.2025 - 28.02.2026 = £1177.95





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)).

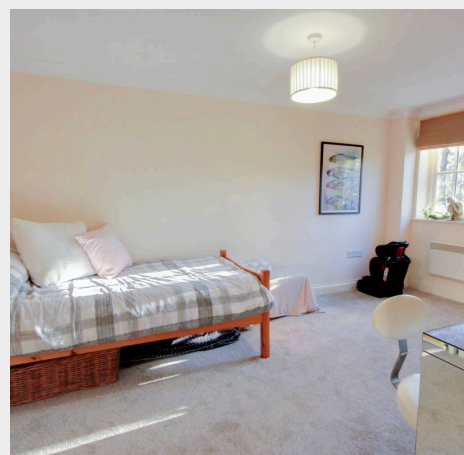
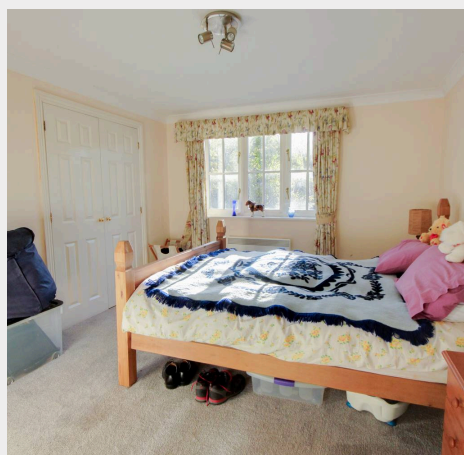
The town has an extensive range of shops, stores, restaurants, cafes and bars, a 6th form college and a leisure centre. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield.

**Distances: (in miles approx)**

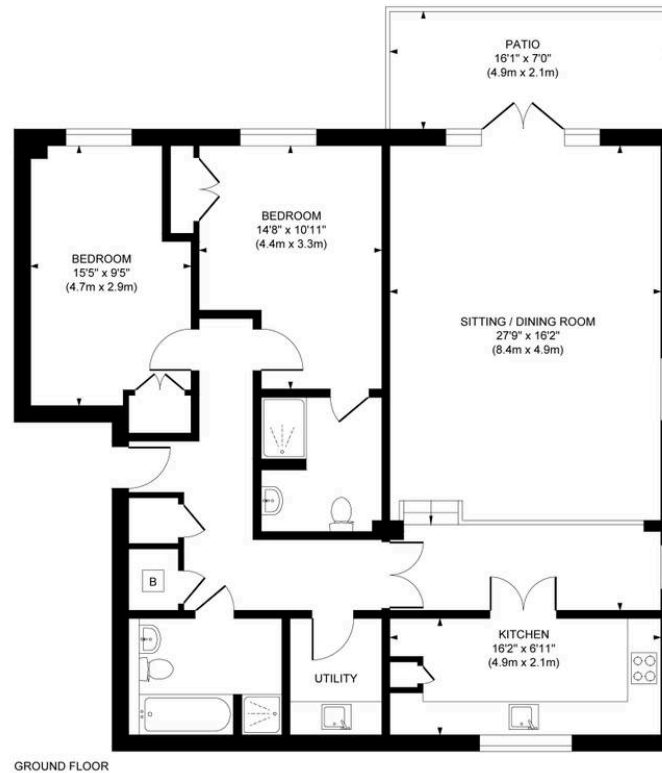
Schools & Colleges: Bolnore Village Primary School (0.3), Warden Park Secondary Academy (1.9), 6th Form College (2).

Railway Stations: Wivelsfield (2), Haywards Heath (1.8)

A23 at Bolney (5.25), Brighton Seafront (18), Gatwick Airport (17)



Approximate Gross Internal Area  
1193 sq. ft / 110.86 sq. m



GROUND 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.

**Mansell McTaggart Haywards Heath**  
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP  
01444 456431

[hh@mansellmctaggart.co.uk](mailto:hh@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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