



69 Middle Village, Haywards Heath, West Sussex RH16 4GL

Guide Price £250,000 ... Leasehold

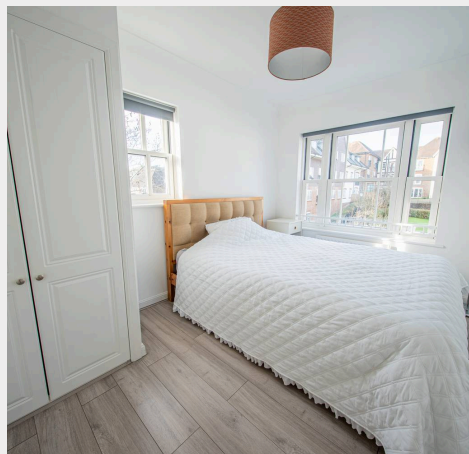


**MANSELL
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An immaculate 2 bedroom, 2 bathroom top floor penthouse flat in a small block of just 3 apartments with a garage and parking space behind situated in the desirable Middle Village area of Bolnore close to the Village Square shops, countryside, playing fields and within walking distance of the town centre and railway station.

- Modern block of just 3 apartments
- Garage and parking space behind
- Immaculate presentation throughout
- Lounge and separate refitted kitchen
- Master bedroom with en-suite shower room
- 2nd double bedroom and bathroom
- Gas heating to radiators - double glazing
- Close to Village Square shops and countryside
- 1.3 mile walk to the railway station
- EPC rating: C - Council Tax Band: D
- Tenure: Leasehold 999 years from 01.01.2003
- Ground rent: £75 per year plus admin fee
- Maintenance charge: For the period 01.09.2025 to 28.02.2026 = £824.35
- Bolnore Village Estate Charge: for the same period £145.19 plus £14.24 for village access areas
- Managing agents: Pembroke Property Management E: support@pembrokepm.co.uk



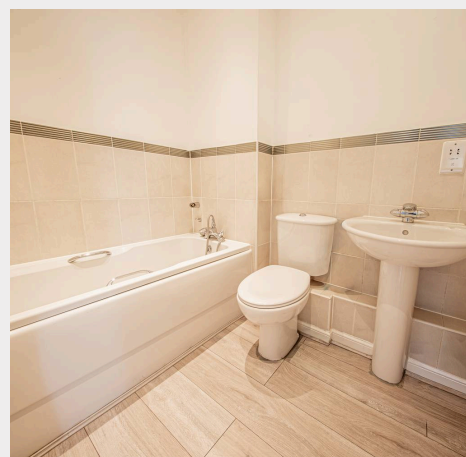
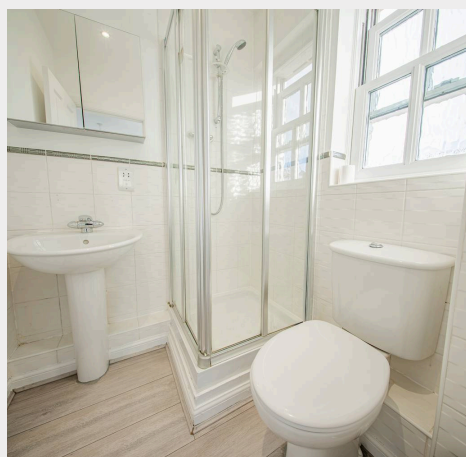
This part of Middle Village is situated just to the south of the Village Square and shops close to the Woodside Pavilion with its numerous facilities and playing fields, outdoor sports courts and skate park. Bolnore adjoins ancient woodland which is interspersed with footpaths providing wonderful walking and swift pedestrian access through to Ashenground Road, Bolnore Road and Wealden Way (via Renfields and Trubwick Avenue) to the town centre and railway station. Bolnore has a well regarded primary school and children from the village go onto Warden Park secondary Academy in neighbouring Cuckfield. The town has an extensive range of shops, restaurants, cafes, bars, a 6th form college and a leisure centre. A regular bus service runs through the village linking with the town centre, station and neighbouring districts.

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

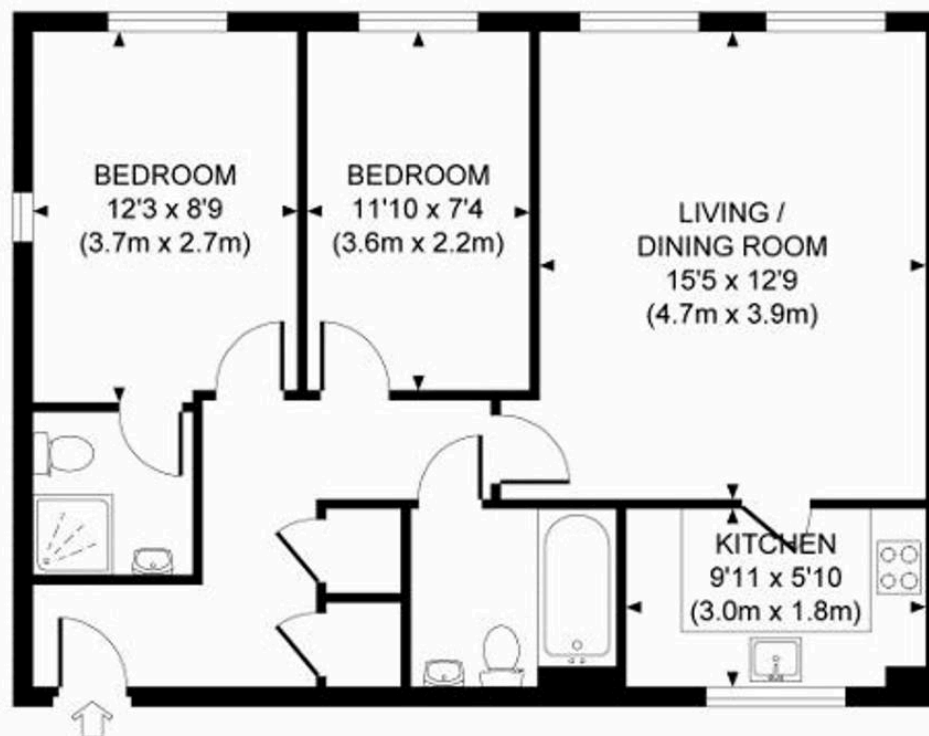
Schools: Bolnore Village Primary School (0.1 miles)
Warden Park Secondary Academy School in Cuckfield (1.5 miles)

Station: Haywards Heath mainline railway station (1.5 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
632 sq ft / 58.7 sq m



Mansell McTaggart Haywards Heath

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