



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

Guide Price £240,000 - £250,000 ... Leasehold



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A 2 double bedroom ground floor flat with direct access onto a patio and gardens hidden away just off the main Village Square of Bolnore, close to the Co-op store, glorious countryside, the highly regarded primary school and within walking distance of the town centre and railway station.

- 2 bedroom ground floor garden flat
- Private entrance, large hall with 3 cupboards
- Lounge with doors out to patio and garden
- Separate kitchen with some appliances
- Bathroom with bath & shower cubicle
- Allocated parking space (46) & visitors parking
- EPC rating: C – Council Tax Band: D
- Tenure: 999 year lease from 01.01.2003
- Peppercorn Ground rent - (None-payable)
- Service charge: Half year charge (01.09.2025-28.02.2026) - £1224.06
- Managing agents: Pembroke Property Management t: 0333 3442 100



The property is situated in the desirable Middle Village area of Bolnore surrounding the Village Square with its shops and highly regarded primary school. Bolnore Village has an excellent community spirit. The Village adjoins countryside and woodland interspersed with footpaths providing endless walks.

Haywards Heath town centre is within walking distance via Bolnore Road and Ashenground Road offering an extensive range of shops and stores, cafes and restaurants, schools, 6th form college, leisure centre and a mainline railway station which provides fast and frequent services to London.

By road, access to the major surrounding areas including Brighton City Centre, Gatwick Airport and the M25 can be gained via the A272 and the A/M23, the latter lying approximately 4.5 miles to the west at either Bolney or Warninglid.

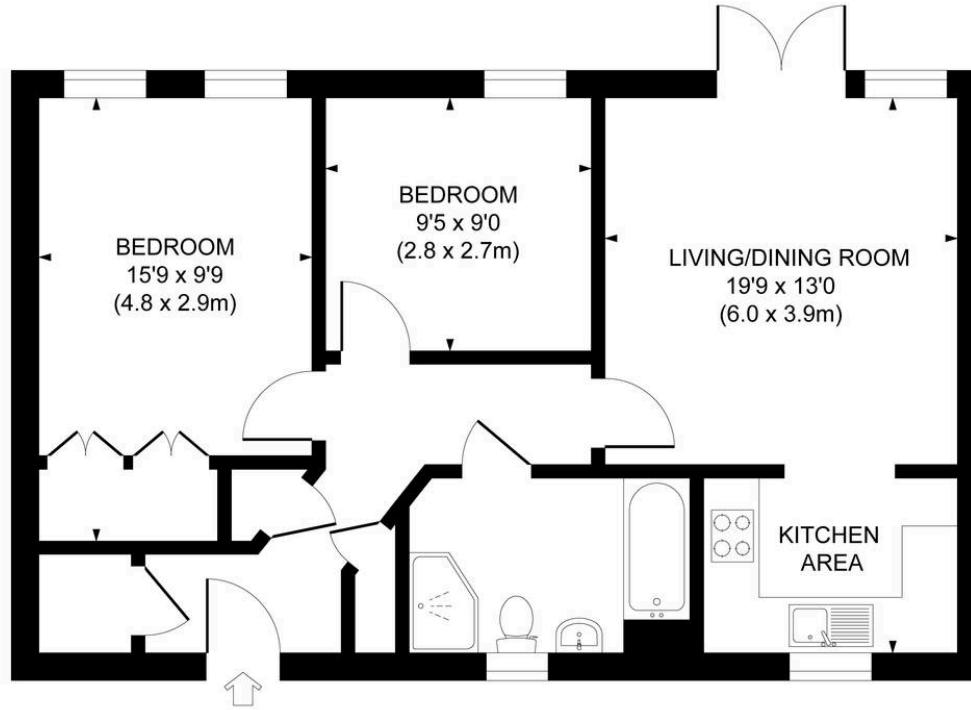
Distances in approximate miles ((on foot/car/rail)

Schools: Bolnore Village Primary School (0.1 miles)
Warden Park Secondary Academy School in Cuckfield (1.2 miles) Station: Haywards Heath mainline station (1.2 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

644 sq. ft / 59.86 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

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