



16 Brooklands, Bolnore Village, Haywards Heath, RH16 4TS

Guide Price £475,000 - £500,000



**MANSELL  
McTAGGART**  
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Immaculate 4 bedroom town house offering versatile accommodation with the benefit of a 24' x 18' (min) newly landscaped rear garden and an attractive wooded outlook to the front, situated within a cul-de-sac on the southern side of Bolnore Village and just a short walk of the Village Square shops, excellent primary school, glorious woodland and countryside.

- Immaculate and versatile townhouse
- Attractive wooded outlook to the front
- Up to 4 bedrooms & 3 bath/shower rooms
- Driveway parking, partly converted garage
- Ground: playroom/bedroom & shower room
- First: living room with balcony, kitchen/dining room leading onto garden, utility
- 3 top floor bedrooms & 2 bath/shower rooms
- Garden with new patio & Astroturf lawn
- 10 min walk to Village Square & primary school
- Playing fields and Woodside pavilion close by
- For sale with no onward chain
- EPC rating: C - Council Tax Band: E

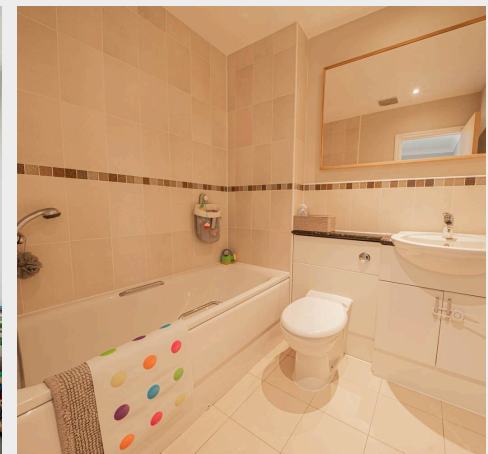
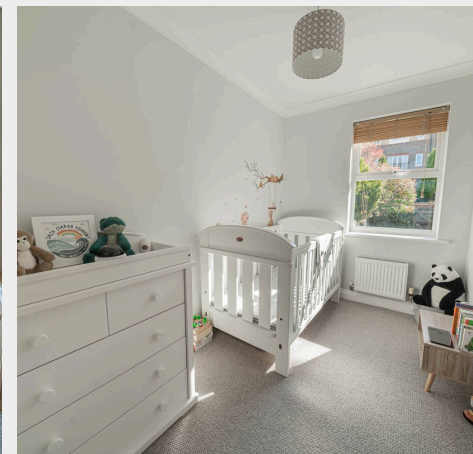
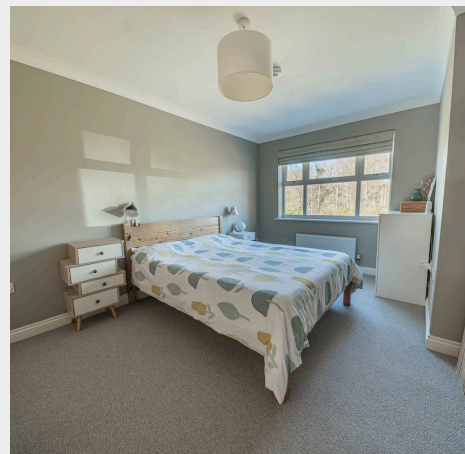


Brooklands is situated off Lower Village on the southern side of Bolnore which, in turn, is located on the south western side of Haywards Heath.

The village is increasingly popular with 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 (45 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.

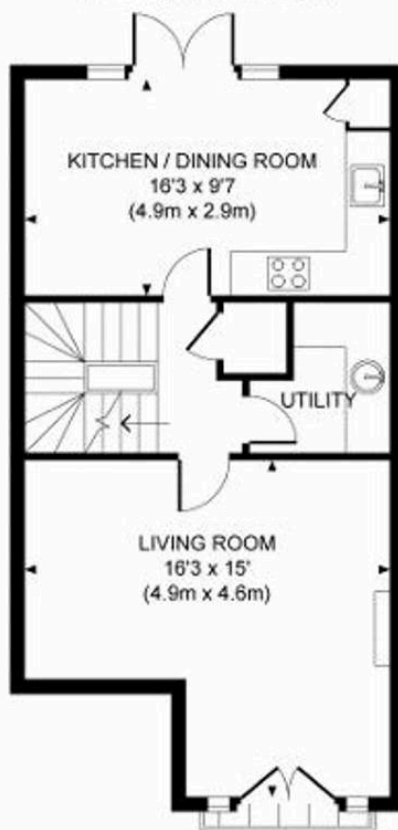
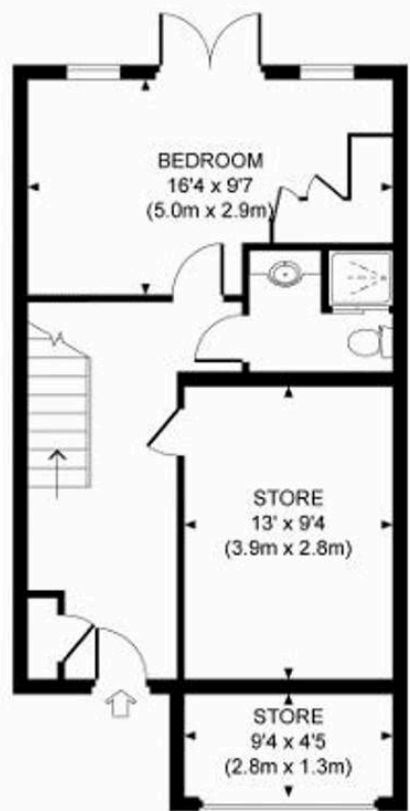
**Distances: (in approximate miles)**

Bolnore Village Primary School (0.3) Warden Park Secondary Academy (1.9) Wivelsfield Railway Station (2) Haywards Heath Railway Station (2.3 by car and 1.9 on foot) A23 at Bolney (5.25) Brighton Seafront (18) Gatwick Airport (17)





Approximate Gross Internal Area  
1438 sq ft / 133.6 sq m



## Mansell McTaggart Haywards Heath

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