



47 Weavers Mead, Haywards Heath, West Sussex RH16 4FR
£300,000





One of the larger 2 bedroom Freehold coach house apartments with a garage and parking space beneath hidden away in a quiet cul-de-sac within Middle Village area of Bolnore Village very close to the village Square shops and an easy walking distance of the town centre and railway station.

Agents Note:

Bolnore Village private estate service charge for the 6 month period 01.09.2025–28.02.2026 = £159.27 *

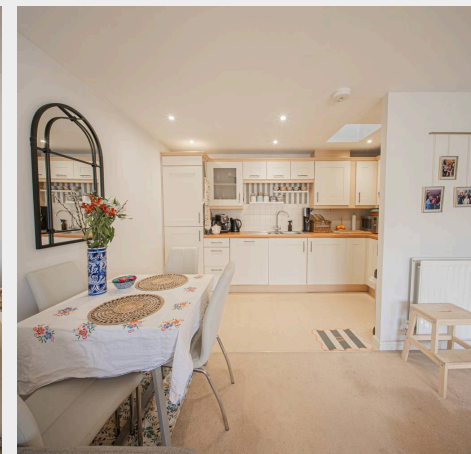
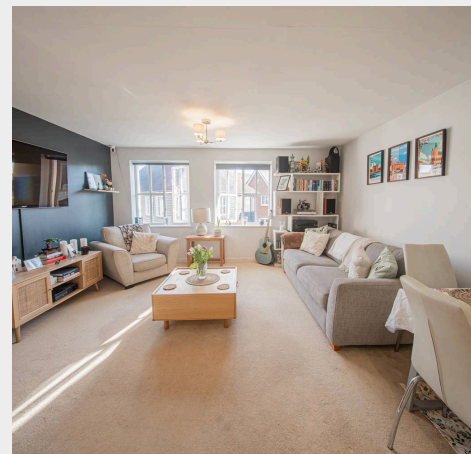
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Spacious coach house apartment of 1077 ft.²/100.1 m² to include the garage
- Self maintaining – (No big service charge*)
- Quietly tucked away in a cul-de-sac
- All main rooms enjoy our south/east facing aspect
- Kitchen with some built-in appliances
- Gas boiler replaced in 2023
- Master bedroom with ensuite shower room
- 2nd double bedroom & 2nd Bathroom
- Close to the protected Woodland and countryside - 1.3 mile walk to the railway station
- Huge loft storage area (potential conversion STPP)
- Garage has a separate utility cupboard



Location

Weavers Mead is situated in the desirable Middle Village area of Bolnore close to the Village Square shops, excellent primary school, countryside and woodland walks, playing fields and the Woodside Pavilion with its numerous facilities and bar (open limited hours). Bolnore is particularly popular with families and professionals and is fast becoming one of the most popular parts of the town. A regular bus service runs through the village linking with the town centre, hospital, railway station and neighbouring districts. On foot, it is possible to walk through Bolnore Road and Ashenground Roads giving swift pedestrian access through to the town centre, hospital and railway station. The town has an extensive range of shops, stores, restaurants, cafes and bars. There are schools for all age groups, a 6th form college and a leisure centre. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield. By road, access to the major surrounding areas can be swiftly gained by the new A272 town relief road and the A/M23 which lies approximately 5 miles to the west at Bolney. Distances in miles on foot/car (approx.)

Bolnore Primary School 100 yards

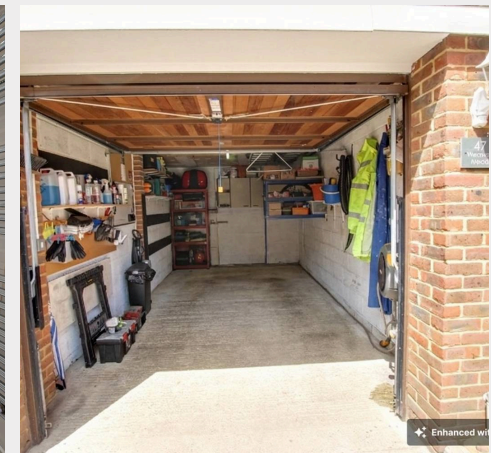
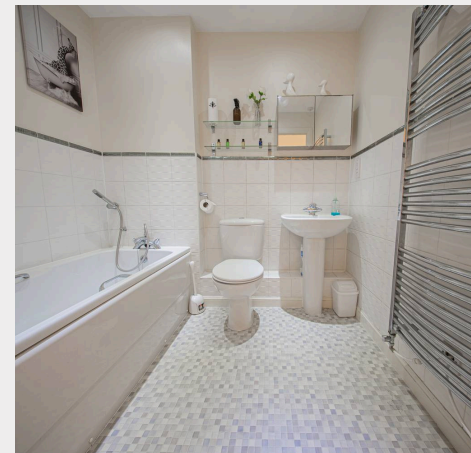
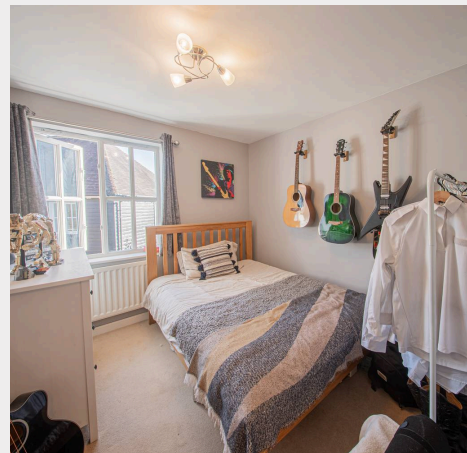
Warden Park Secondary Academy 1.5

Haywards Heath Railway Station 1.4

The Broadway 1.3

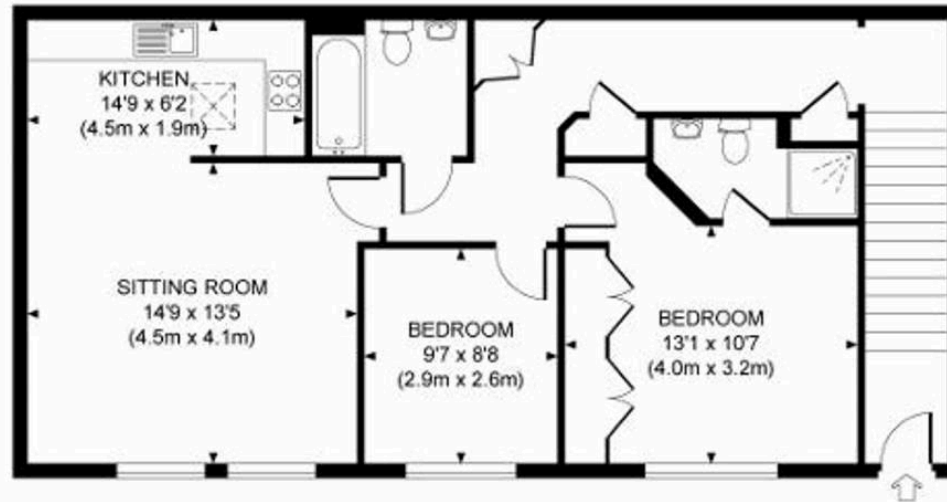
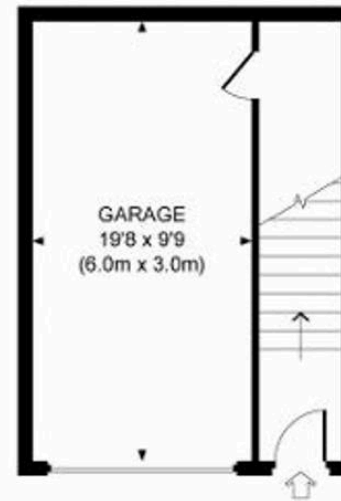
Brighton Seafront 14

Gatwick Airport 16





Approximate Gross Internal Area
1077 sq ft / 100.1 sq m



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