



98 Updown Hill, Bolnore Village, Haywards Heath RH16 4GD

Guide Price £425,000 - £450,000



**MANSELL  
McTAGGART**  
Trusted since 1947



A versatile 3/4 bedroom town house with a small south facing garden and a garage with a very high vaulted ceiling in the block behind, situated in the desirable Middle Village area of Bolnore close to the excellent primary school, ancient woodland and within walking distant of the town centre and railway station.

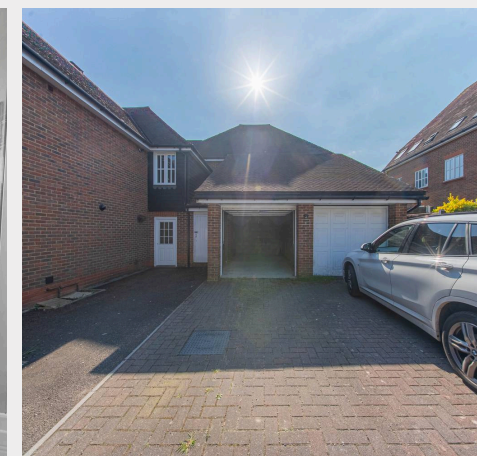
- 3/4 bedroom modern terraced town house
- Garage with vaulted ceiling & parking space in block behind (potential for mezzanine)
- 20' x 16' enclosed south facing garden
- Ground: cloakroom, kitchen/breakfast room, small lounge/bed 4
- 1st: Big lounge and bed 3
- 2nd: Master suite, bed 2 , Family bathroom
- Very clean and tidy decorative order
- Close to Village Square shops and primary school
- For sale with no onward chain
- EPC rating: C - Council Tax Band: D
- Private estate: Bolnore Village is a privately managed estate for which everyone pays a charge for the upkeep of all the communal areas - £240.80 for the current 6 month period.



Updown Hill runs around the Village Square in the central part of Bolnore Village. The Village Square is within a 2 minute walk where there are several shops including a large Co-op store and the highly regarded primary school is equally as close. To the south of the property are the playing fields where there are sports fields, an all-weather pitch, skate park and the Woodside Pavilion which has various community facilities and events going on. The village is surrounded by countryside and ancient woodland providing some wonderful walks. A regular bus service runs through the village linking with the town, station and neighbouring districts. Children from village go onto Warden Park Secondary Academy in neighbouring Cuckfield which is easily accessed on foot. The railway station and town centre is approximately 1.3 miles distant and easily accessed on foot via Renfields, Wealden Way, Bolnore Road or Ashenground Road. The town has an extensive range of shops, a 6th form college, several sports clubs and a state of the art leisure centre. 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.

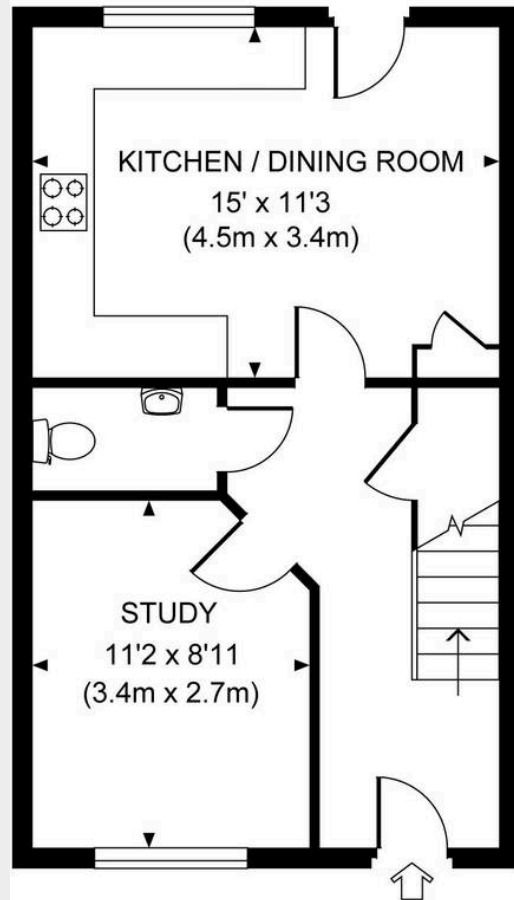
### **Distances in approximate miles**

Schools: Bolnore Village Primary School (0.1 miles)  
Warden Park Secondary Academy School in Cuckfield (1.5 miles)  
Station: Haywards Heath mainline station (1.3 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)

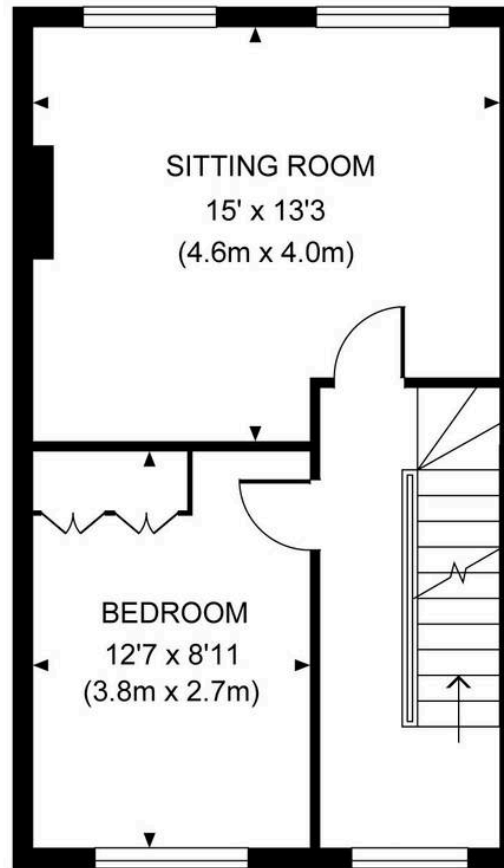




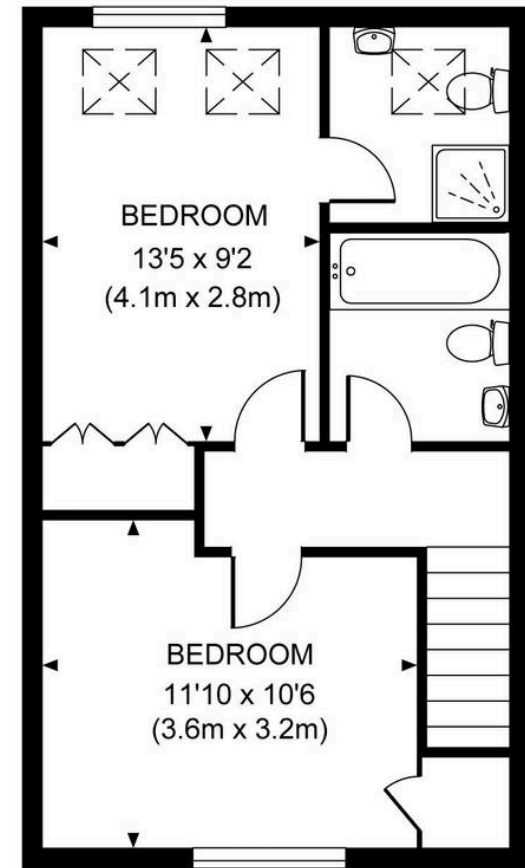
Approximate Gross Internal Area  
1174 sq ft / 109.1 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Mansell McTaggart Haywards Heath

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