



6 Deers Leap, Haywards Heath, West Sussex RH16 4FW

Guide Price £475,000 - £500,000



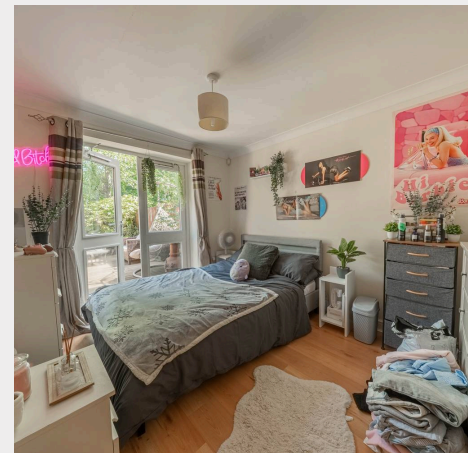
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A highly versatile town house with up to 5 bedrooms situated in a cul-de-sac within the Lower Village area of Bolnore within walking distance of the Village Square, excellent primary school and close to countryside and woodland.

NB. The property is currently let out for £1900 pcm. Notice has been given for vacant possession on or before 15th September 2026. However, the tenant would love to stay if an investor bought the property.

- Spacious town house with up to 5 bedrooms
- Cul-de-sac setting with garage & parking opposite
- Ground: hall, shower room, 2 living/bedrooms, utility/2nd kitchen
- 1st: Large lounge/dining room, kitchen/breakfast room
- Top: master suite, 2 further bedrooms, bathroom
- 22' x 19' south/east facing courtyard garden
- Easy walk to Village Square and primary school
- Warden Park Secondary Academy School catchment area
- EPC rating: C - Council Tax Band: E
- Estate charge: Bolnore Village is a privately managed estate with plenty of communal areas and planted areas that need maintaining to a high standard. Each property owner pays approximately £500 a year



Deers Leap is in Lower Village on the south/west outskirts of Bolnore Village which, in turn, is located on the south-western side of Haywards Heath.

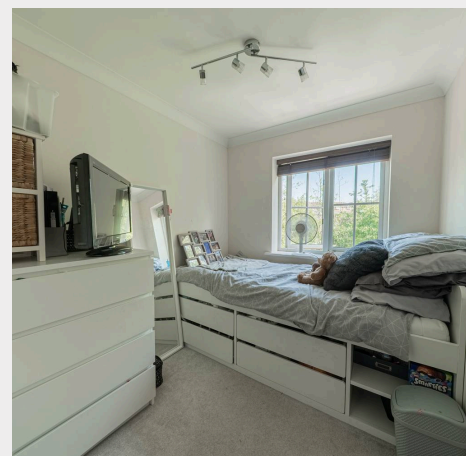
The village is increasingly popular with families due to its friendly atmosphere and highly regarded primary school. There is also a Village Square with a large Co-op store and the Woodside Pavilion and playing fields which all create a central focal point.

The A272 town relief road gives swift vehicular access to the neighbouring districts and A/M23. Wivelsfield station is just 2 miles to the south. The town centre and Haywards Heath station, which provides a faster commuter service to London (47 mins), Gatwick (15 mins) and the south coast (Brighton 20 mins), is 2/2.5 miles distant.

The town has an extensive range of shops, stores, restaurants, cafes and bars, 6th form college and a leisure centre. Bolnore Village has a highly regarded primary school and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield.

Distances: (in miles approx)

Bolnore Village Primary School (0.5), Warden Park Secondary Academy (1.9), Wivelsfield Railway Station (2), Haywards Heath Railway Station (2.3), A23 at Bolney (5.25), Brighton Seafront (14), Gatwick Airport (15)

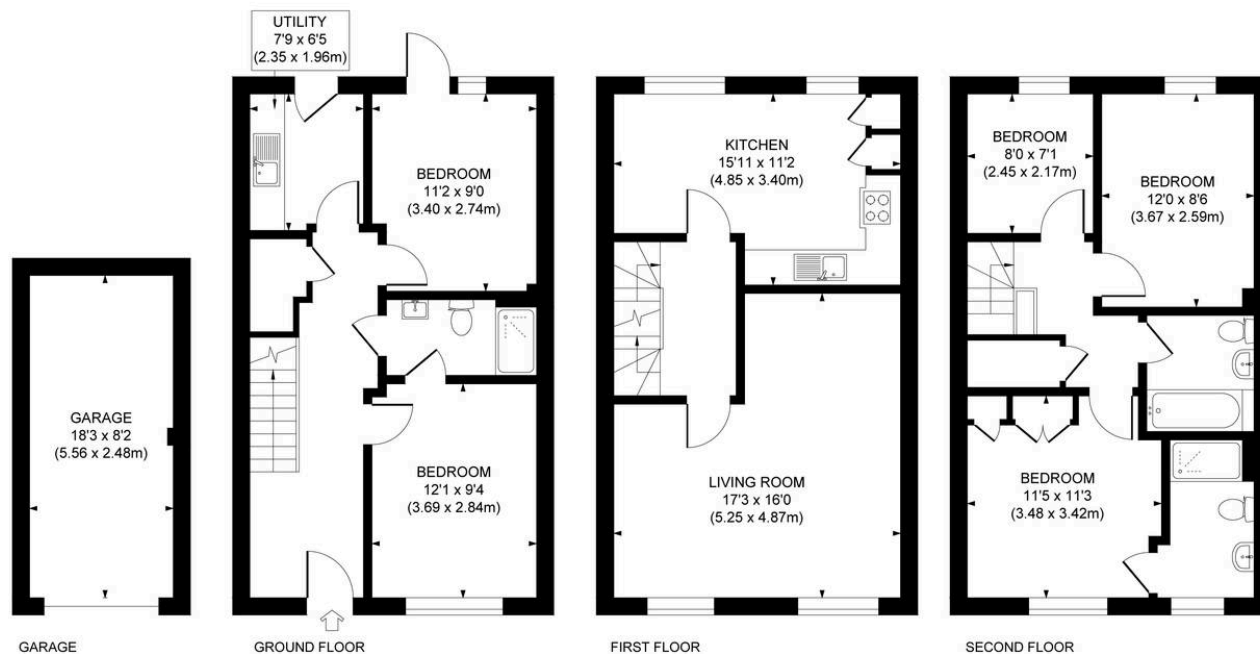


Approximate Gross Internal Area

Main House 1,389 sq. ft / 129.04 sq. m

Garage 148 sq. ft / 13.78 sq. m

Total 1,537 sq. ft / 142.82 sq. m



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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