



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

Guide Price £550,000 – £575,000

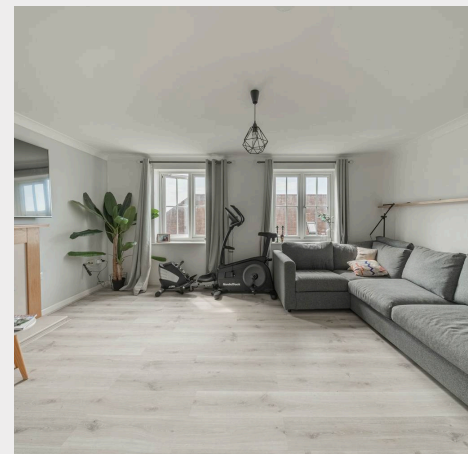


**MANSELL
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A beautifully refurbished and highly versatile 4/5 bedroom, 4 bathroom, 4 storey town house with a double width plot, garage and parking alongside ideally placed within the sought-after Middle Village area of Bolnore, close to the Village Square shops, excellent local primary and secondary school, playing fields, ancient woodland and just a 1.3 mile walk to the railway station.

- Beautifully refurbished and impeccably presented home
 - Versatile accommodation over 4 floors (1863 sq ft)
 - 32' x 30' double width south facing garden
 - Internal door to garage (used as playroom)
 - Fabulous open-plan living area
 - Refitted kitchen with integrated appliances
 - Lower ground floor living/bed 5 with en-suite
 - Landing fitted out as a home office area
 - Master bedroom with en-suite shower room
 - 3 further bedrooms and 2 bathrooms
 - 2 minute walk to Village Square and school
 - Walking distance of town centre & railway station
 - Internal viewing highly recommended
 - EPC rating: C - Council Tax Band: E
 - Estate charge: Bolnore Village is a privately managed estate for which everyone contributes to the upkeep which is approximately £320 for the current year.
- Managing agents: Pembroke

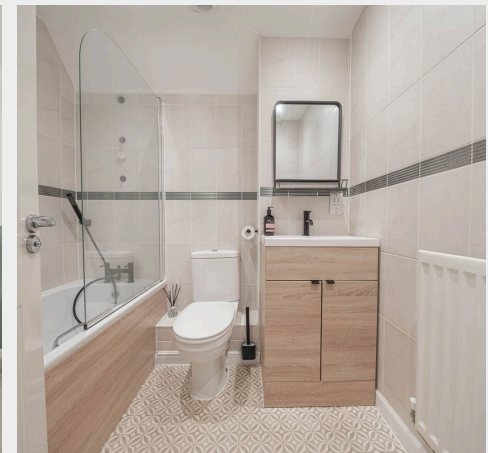


Updown Hill runs around the Village Square in the central part of Bolnore Village. No. 90 is located to the south/eastern side of the Square near Weavers Mead. Just a two-minute walk away, the Village Square provides a variety of local amenities, including a Co-op store, while the property is also within the catchment area of the sought-after primary school, conveniently located nearby. To the south/east of the property are the playing fields, an all-weather pitch, and the Woodside Pavilion. 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. The property also falls within the catchment area for the highly regarded Warden Park Secondary Academy in neighbouring Cuckfield, which is easily accessed on foot. There is a nursery school at the northern end of the Village. 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)

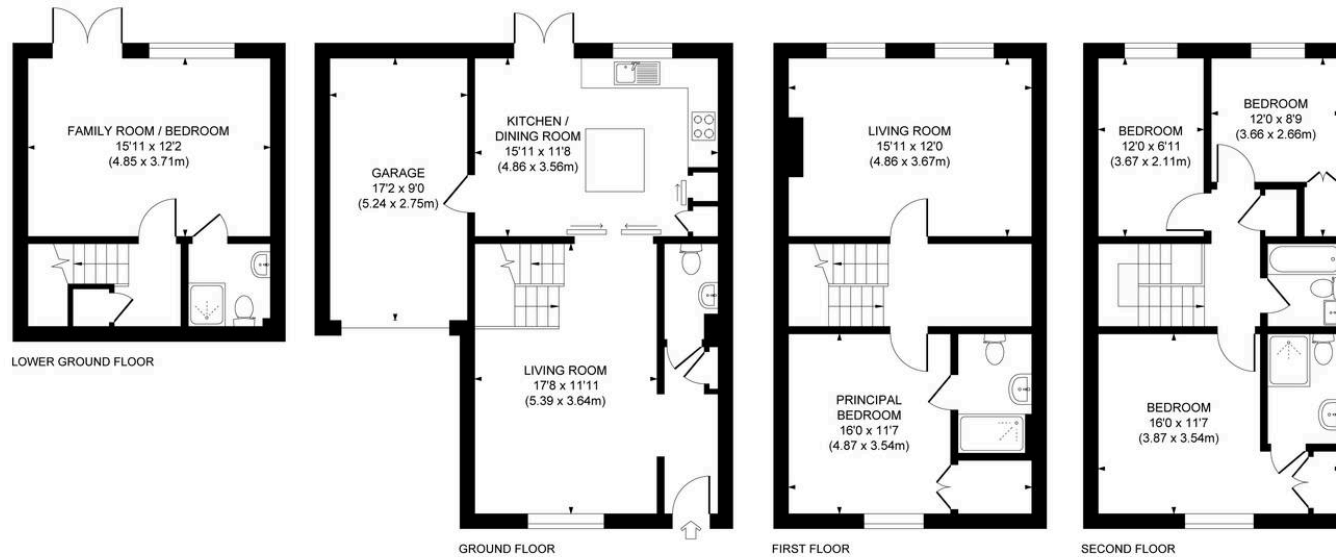


Approximate Gross Internal Area

Main House 1,708 sq. ft / 158.67 sq. m

Garage 155 sq. ft / 14.41 sq. m

Total 1,863 sq. ft / 173.08 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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