



55 Weavers Mead, Bolnore Village, Haywards Heath, RH16 4FR  
£450,000



**MANSELL  
McTAGGART**  
Trusted since 1947



One of the larger designed 3 bedroom town houses with a 46' x 17' fully enclosed rear garden and a separate garage situated within the desirable Middle Village area of Bolnore, close to the ancient woodland, Village Square shops and excellent primary school within walking distance of the town centre and railway station.

- Immaculate town house with large garden
- Quiet cul-de-sac setting
- Close to ancient woodland & primary school
- Very clean and tidy decorative order
- New double glazed windows & doors in 2021
- Ground: Hall, W.C, kitchen/breakfast room
- 1st/garden level: Lounge, master bedroom suite
- Top: 2 very big bedrooms & 2nd bathroom
- Allocated parking space (No. 55)
- Garage: Far right beneath No. 45 (999 year lease)
- Estate charge: Bolnore Village is a privately managed estate with numerous communal areas, childrens' parks and natural corridors which are maintained for everybody's enjoyment – Cost for 2026 – approximately £320.00
- Managing agents: Pembroke
- EPC rating: C – Council Tax Band: E

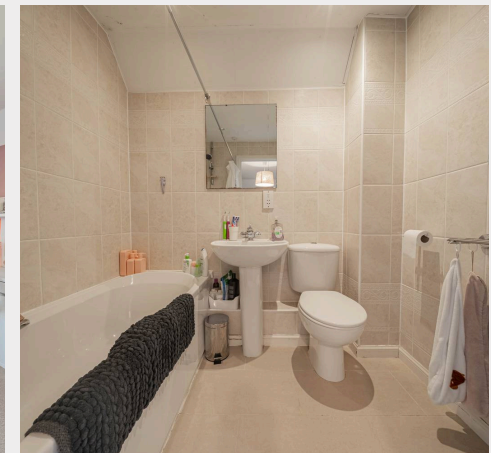
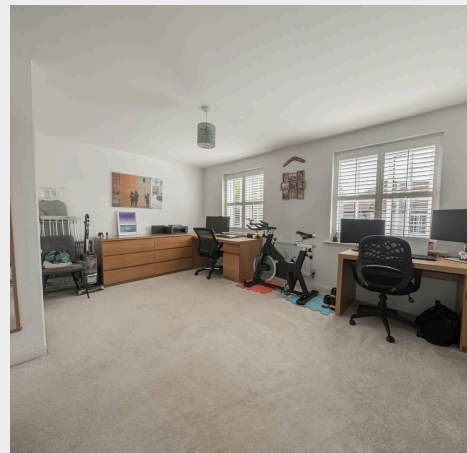


Weavers Mead is situated in the desirable Middle Village area of Bolnore just to the south east of the Village Square. The property is close to the Co-op store, excellent primary school, countryside, woodland, playing fields and the Woodside Pavilion with its numerous facilities.

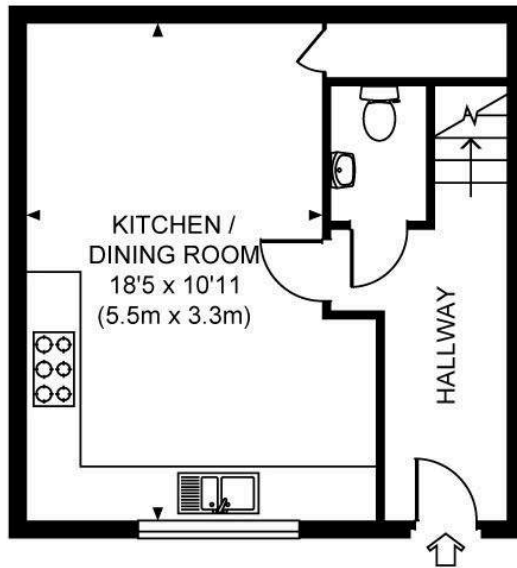
Bolnore is particularly popular with families and professionals and is fast becoming one of the most popular parts of the town. A regular bus service runs through the village linking with the town centre, hospital, railway station and neighbouring districts. On foot, it is possible to walk through Bolnore 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.)**

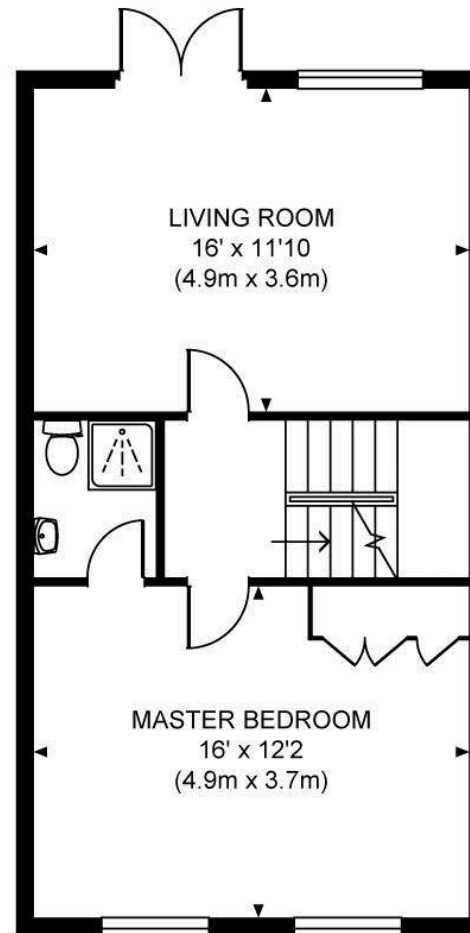
Bolnore Primary School 150 yards, Warden Park Secondary Academy 1.5, Haywards Heath Railway Station 1.3, The Broadway 1.3, Brighton Seafront 14, Gatwick Airport 16.



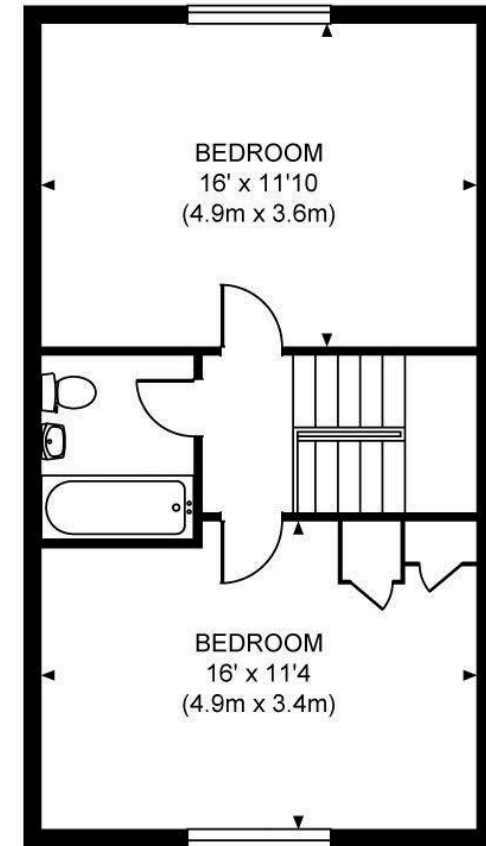
Approximate Gross Internal Area  
1245 sq ft / 115.6 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Mansell McTaggart Haywards Heath

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