



ZOOM
HYBRID ESTATE AGENT

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**Bolnore Village
Haywards Heath
RH16**

£227,500



- Two Double Bedroom
- Semi Detached House
- Enclosed Rear Garden
- Allocated Parking
- Downstairs WC
- Well Presented Throughout
- Quiet Residential Position
- Ideal First Time Purchase

Ref: PRA12425

Viewing Instructions: Strictly By Appointment Only



General Description

65% SHARE (FULL VALUE: Â£350,000). A well presented and modern two double bedroom semi detached home, situated in the popular residential location of Bolnore Village within Haywards Heath. The property is an spacious throughout and would make an ideal first time purchase. Internally, the property comprises of a spacious entrance hall with access to a modern downstairs WC to the front. There is access to a modern kitchen, which offers ample storage and space for a range of modern appliances and white goods. To the rear of the property is a spacious lounge/diner with a window and door to the rear, flooding the room with light. On the first floor, the property benefits from two equally spacious double bedrooms, and a modern white suite family bathroom, with both bath and shower facilities. Externally, there is an enclosed rear garden with gated side access. The garden itself is laid to patio with a raised lawn area. Whilst to the front, there is an allocated parking space, with further communal parking areas. Located in this popular village location, there is a pathway from Parkfield Way giving access to Haywards Heath station. Within Bolnore there are several children's parks, a Co-op and playing fields at The Woodside. Bolnore Village School, built in 2009, is within walking distance. The highly regarded Beech Hurst Gardens is within a short walk of the village too.

Accommodation

Front

Paved to

Front Door

To

Entrance Hall

Stairs to first floor, coat hanging space, laminate flooring, power points and radiator.

WC

Window to front. Low level WC, wash hand basin, laminate flooring and radiator.

Kitchen (11' 02" x 7' 01") or (3.40m x 2.16m)

Window to front. A range of base and wall mounted units, stainless steel sink top and drainer. Electric oven, gas hob and extractor fan overhead. Space for fridge freezer and plumbing for washing machine. Laminate flooring and power points.

Lounge/diner (15' 09" Max x 15' 02" Max) or (4.80m Max x 4.62m Max)

Window and door to rear. TV point, under stairs storage cupboard, fitted carpet, power points and radiator.

First Floor Landing

Door to all rooms, loft access and fitted carpet.

Bedroom 1 (9' 04" x 15' 03") or (2.84m x 4.65m)

Window to rear, fitted carpet, power points and radiator.

Bedroom 2 (9' 05" x 15' 01") or (2.87m x 4.60m)

Window to front, built ins storage cupboard, fitted carpet, power points and radiator.

Family Bathroom

Low level WC, wash hand basin and panelled bath with mixer taps, shower overhead and vanity screen. Part tiled walls and laminate flooring.

Rear Garden

Enclosed by gated side access. Laid to lawn with patio area and garden shed.

Parking

Allocated parking to front, with further communal bays

Services

Mains electricity, mains water, mains gas, mains drainage

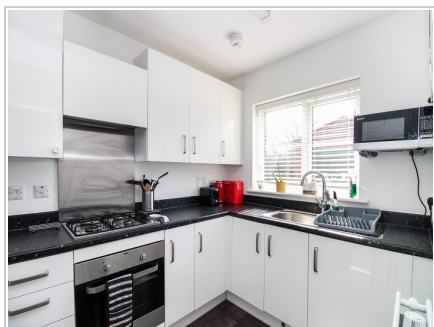
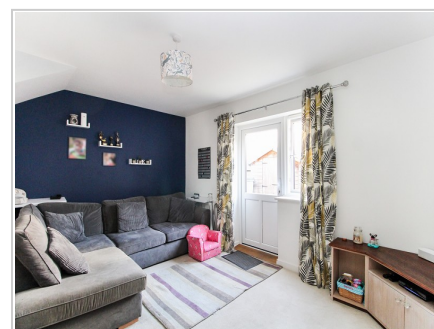
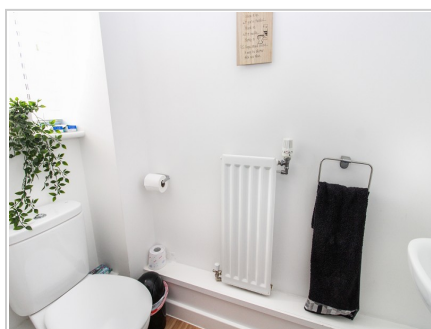
EPC Rating:83

Tenure

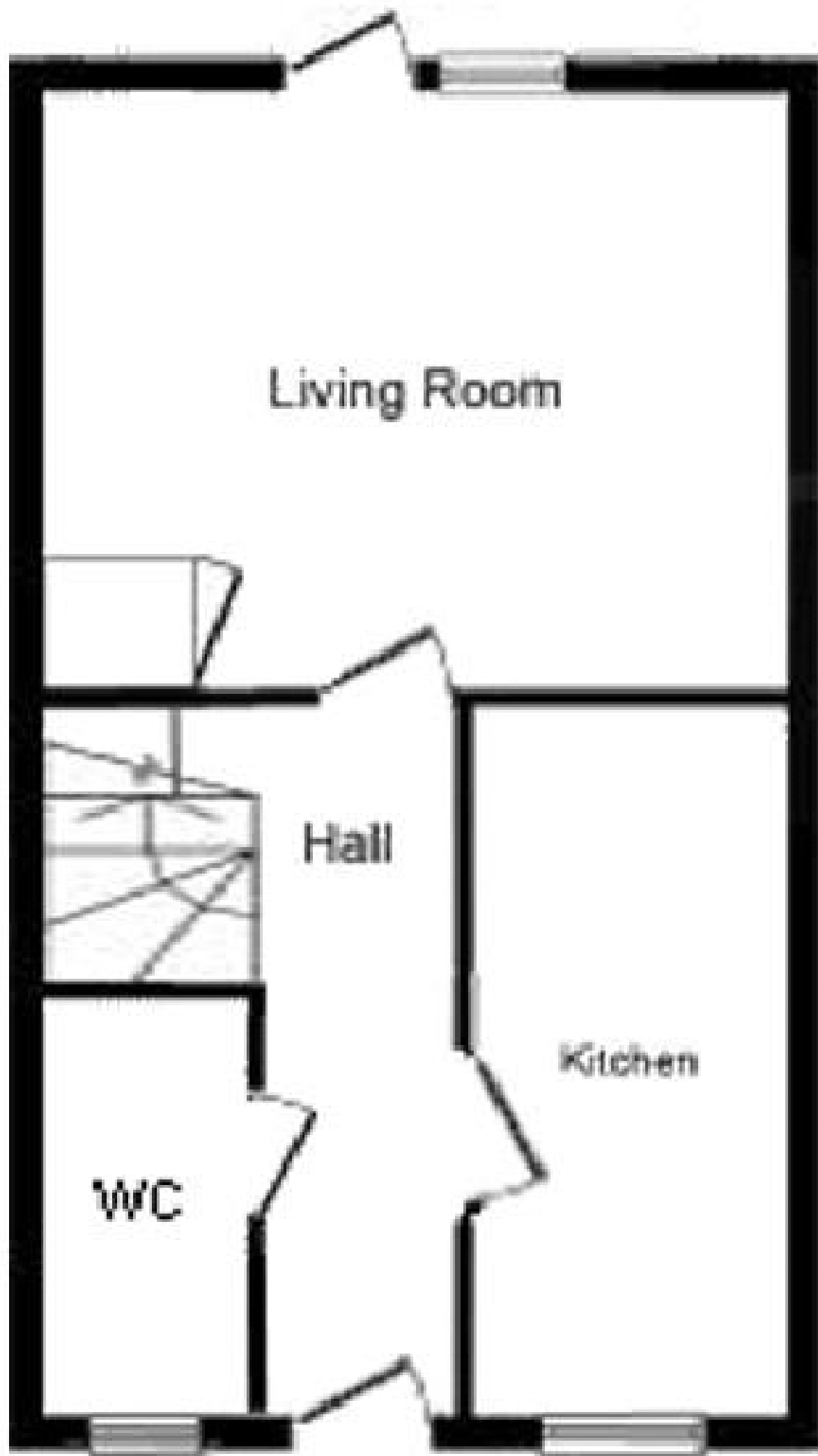
We are informed that the tenure is Leasehold

Council Tax

Band Not Specified







Ground Floor



First Floor

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.