



# Holroyd

Residential Sales & Lettings



Middle Village, Bolnore, Haywards Heath

£250,000

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# Middle Village, Bolnore, Haywards Heath

**WALK-THROUGH VIDEO TOUR** - This is a beautiful two double bedroom apartment located centrally in Bolnore Village close to the main shops, primary school and various play areas. The first floor property is well presented, neutrally decorated throughout and benefits from 2 south facing Juliet balcony's. The internal accommodation briefly comprises an entrance hall, open plan kitchen/lounge/dining room, two double bedrooms, dressing room, en suite shower room and family bathroom. Outside is an allocated parking space with additional visitor bays.

Located on the popular Bolnore Village development which offers a range of shops and playing fields. Within Bolnore Village is the highly regarded primary school. Haywards Heath town centre is a short walk away and offers a wide range of facilities including a main shopping centre, leisure centre and further primary and secondary schools. Council Tax Band: D

- Two South Facing Juliet Balcony's
- Allocated Parking
- Two Double Bedrooms
- Dressing Room
- En Suite

**GROUND FLOOR:**

**COMMUNAL HALLWAY:**

Secure entry phone system. Bike Storage. Stairs to first floor.

**FIRST FLOOR:**

**ENTRANCE HALL:**

Large storage cupboard with hanging rail and shelving above. Additional utility cupboard housing the washing machine and tumble dryer. Radiator. Spot lighting. Doors to...

**LOUNGE/DINING ROOM:**

South facing Juliet balcony. Two double glazed windows to rear aspect. TV point. Telephone point. Two radiators. Storage cupboard housing the combi boiler (replaced 2021). Open to...

**KITCHEN:**

Fitted with an attractive range of floor and wall units with under lighting. Inset stainless steel one and a half bowl sink and drainer with mixer tap. Four ring gas hob and electric oven with extractor hood over. Integrated appliances include a fridge/freezer and dishwasher. Part tiled walls. Spot lighting.

**BEDROOM 1:**

South facing Juliet balcony. Double glazed window to rear aspect. TV point. Radiator. Open to...

**DRESSING ROOM:**

Fitted with a range of wardrobes. Door to...

**EN SUITE:**

White suite comprising of a wash basin and low level WC. Separate shower cubicle with shower mixer bar. Part tiled walls. Heated towel rail. Shaver point. Extractor fan.

**BEDROOM 2:**

Double glazed window to rear aspect. Radiator.

**BATHROOM:**

White suite comprising of a panelled bath, wash basin and low level WC. Separate shower cubicle with shower mixer bar. Part tiled walls. Heated towel rail. Extractor fan.

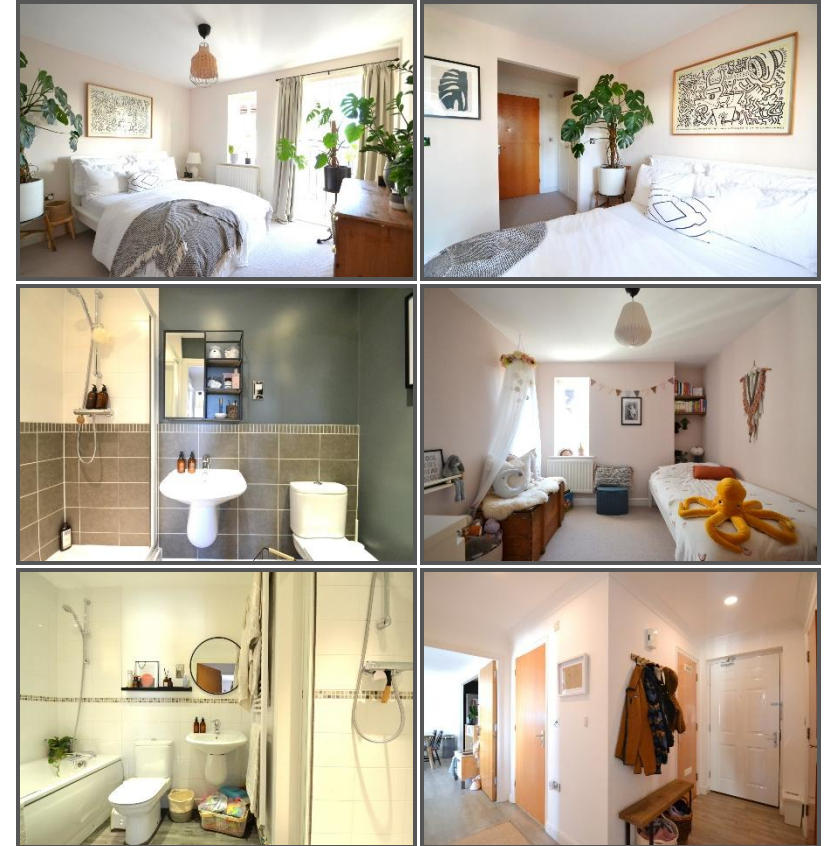
**OUTSIDE:**

**ALLOCATED PARKING:**

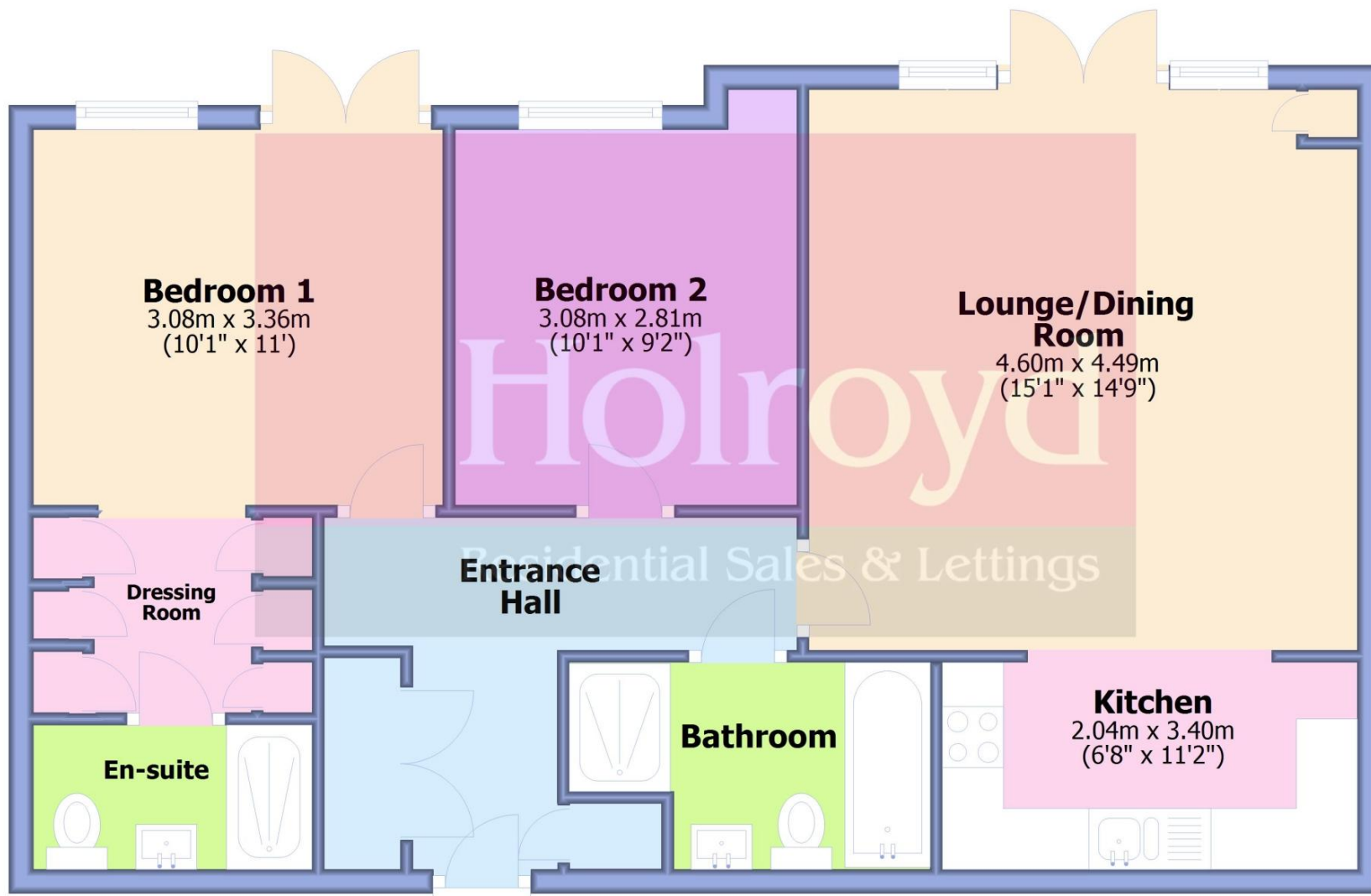
To the side of the property is an allocated parking space.

**ADDITIONAL INFORMATION:**

Lease: 150 years from 2005  
 Ground Rent: £100per annum  
 Service Charge: £2,355 per annum  
 Managing Agents: Bolnore Local Centre Management Group Company.



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**DISCLAIMER PROPERTY DETAILS**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.