



116 Renfields

Bolnore Village, Haywards Heath, West Sussex. RH16 4UG



Mark Revill & Co

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Offers in Excess of £435,000

This exceptional semi detached house was built and finished to an extremely high specification by Crest Nicholson in 2013. This superb home is immaculately presented throughout offering bright and well designed accommodation arranged over three floors having the benefit of gas fired central heating and double glazing. Features include a spacious sitting/dining room with doors opening to the rear garden, an excellent comprehensively fitted kitchen/breakfast room complete with appliances, 3 double bedrooms, 2 with en suite shower rooms and a luxury family bathroom. There is an integral garage approached by a block paved private drive and the delightful rear garden extends to about 33 feet in length and enjoys a favoured southerly aspect arranged with a good size paved terrace and level lawn.

Situated in this quiet location at the northern end of Bolnore Village close to a good local shop and the well regarded Bolnore Village Primary School. There is a footpath close by providing access to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath has a wide range of shops, The Broadway with its array of restaurants, a modern leisure complex, a Sainsbury's and Waitrose superstore and several parks. The A23 lies less than 5 miles to the west providing direct access to the motorway network, Gatwick Airport is about 15 miles to the north, the



cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park and Ashdown Forest are within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Recessed Porch Attractive part double glazed panelled front door. Radiator. Wood effect Karndean flooring. Stairs to first floor.

Cloakroom White suite comprising wc with concealed cistern, basin with single lever mixer tap. Recessed open shelving. Radiator. Extractor fan. Tiled effect Amtico flooring.

Excellent Kitchen 13'6" into bay x 8'2" (4.11m x 2.49m) Comprehensively fitted with a quality range of white high gloss fronted units complete with Bosch appliances, comprising inset stainless steel bowl and half sink with single lever mixer tap, adjacent L shaped work surfaces, cupboards, drawers, including corner carousel unit, integrated **dishwasher** and **washing machine** under. Fitted brushed steel **4 ring gas hob**, glass splashback and extractor hood over. Built-in brushed steel **electric oven**, cupboard under and over. Integrated **fridge/freezer**. Range of wall cupboards, concealed worktop lighting. TV/FM/Satellite aerial points. Double glazed bay window to front. Radiator. Ceiling downlighters. Part tiled walls. Tiled effect Amtico flooring.

Sitting and Dining Room 18'7" x 11'9" (5.66m x 3.58m) Good size built-in coats/storage cupboard with hanging rail and shelving. TV/FM/Satellite aerial point. 2 radiators. Wood effect Amtico flooring. Double glazed casement doors to rear garden.

FIRST FLOOR

Landing Good size built-in shelved storage cupboard. Radiator. Stairs to top floor.

Bedroom 2 11'8" x 9'5" (3.56m x 2.87m) Built-in double wardrobe with floor to ceiling sliding mirror doors. Telephone/internet point. Double glazed window. Radiator.

En Suite Shower Room Large walk-in fully tiled glazed shower, basin with single lever mixer tap, wc with concealed cistern. Shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Part tiled walls. Wood effect Amtico flooring.

Bedroom 3 12'2" x 8'3" (3.71m x 2.51m) Double glazed window. Radiator. Telephone/internet point.

Family Bathroom White suite comprising bath with mixer tap and independent shower over, basin with single lever mixer tap, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Ceiling downlighters. Double glazed window. Tiled effect Amtico flooring.

TOP FLOOR

Landing Cupboard housing Potterton gas combination boiler.

Bedroom 1 13'9" x 12'7" (4.19m x 3.84m) Built-in triple wardrobe with drawers, shelving and hanging rail, floor to ceiling sliding doors. 2 wall light points. Double glazed window and velux window. Radiator.

Dressing Area 12'6" x 6'0" (3.81m x 1.83m) widening to 8'8" (2.64m). Built-in triple wardrobe with drawers, shelving and hanging rail, floor to ceiling sliding doors. Double glazed window. Radiator.

En Suite Shower Room Large walk-in fully tiled glazed shower basin with single lever mixer tap, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Ceiling downlighters. Double glazed window. Wood effect Amtico flooring.

OUTSIDE

Attached Garage 19'7" x 9'10" (5.97m x 3.00m) Up and over door. Gas and electric meters. uPVC double glazed rear door to garden. Eaves storage area.

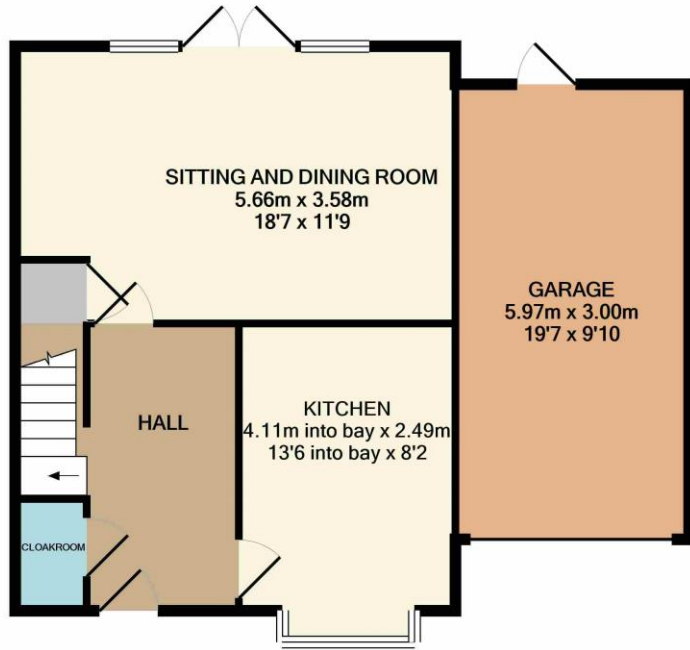
Private Drive Block paved. Offering **parking for 2 vehicles**.

Front Garden Laid to level lawn, specimen tree with well stocked shrub beds and paved pathways.

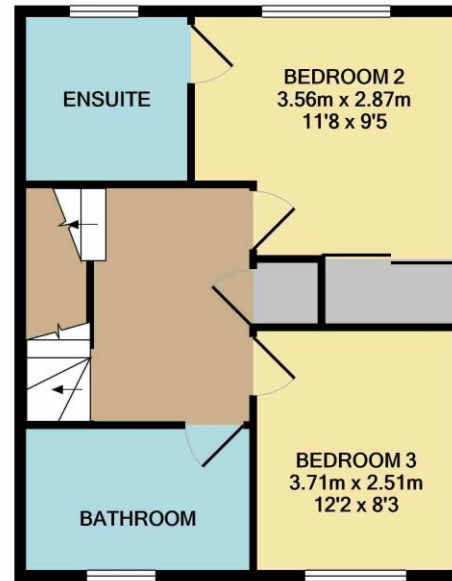
South Facing Rear Garden About 33 feet (10.06m) in length x 27 feet (8.23m) in width. Arranged with a wide two tier paved sun terrace extending the width of the house with brick retaining walls and steps to a lawn with border at the far end planted with laurel, conifer and fir trees. Outside light and water tap. The garden is fully enclosed by close boarded timber fencing.

Estate Maintenance: Approximately £250-£300 per annum.

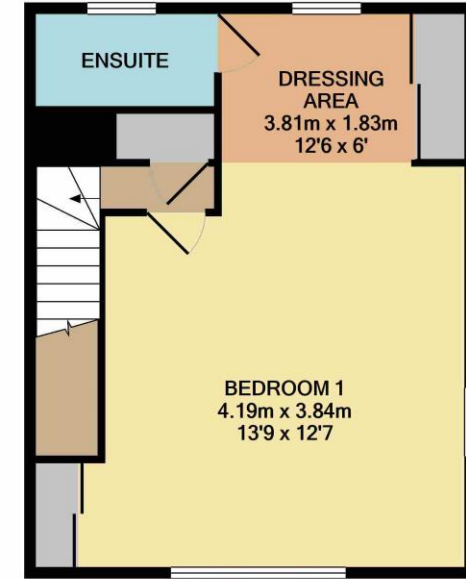




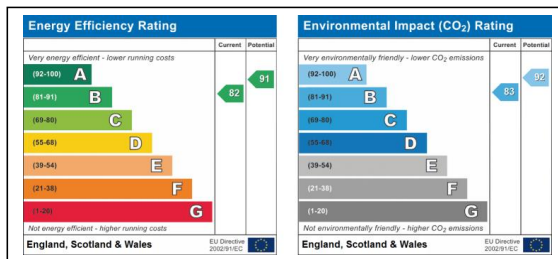
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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