



**44 Updown Hill**  
Bolnore Village, Haywards Heath, RH16 4GD



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Price £225,000 Leasehold

A unique and spacious two double bedroom first floor apartment, ideally situated within the highly sought after Bolnore Village. Set within a small and well maintained block of just six apartments, residents benefit from access to attractive communal gardens and an exceptionally convenient location. The property comprises a welcoming entrance hall with fitted storage cupboards and access to loft space, leading to a bright and spacious dual-aspect sitting/dining room with Juliette balconies to both the front and side elevations, allowing an abundance of natural light throughout. The modern recently refitted kitchen (having 18 years warranty left) is well appointed and offers ample worktop and storage space with built-in oven and hob. There are two generous double bedrooms, with fitted wardrobes to the principal bedroom, and a contemporary bathroom featuring a separate shower cubicle. Further benefits include a security entry system, gas fired central heating (5 year warranty on the boiler), double glazing throughout, one allocated parking space, and well kept communal areas. The apartment is offered for sale with vacant possession, making it an ideal purchase for owner occupiers or investors alike. An internal viewing is highly recommended.

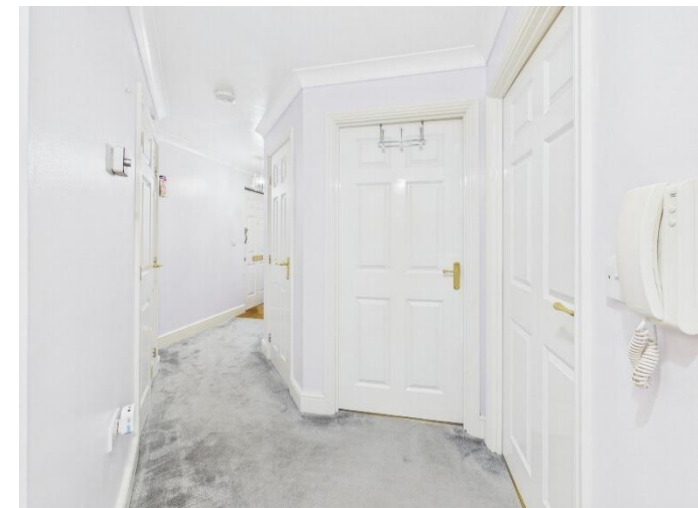
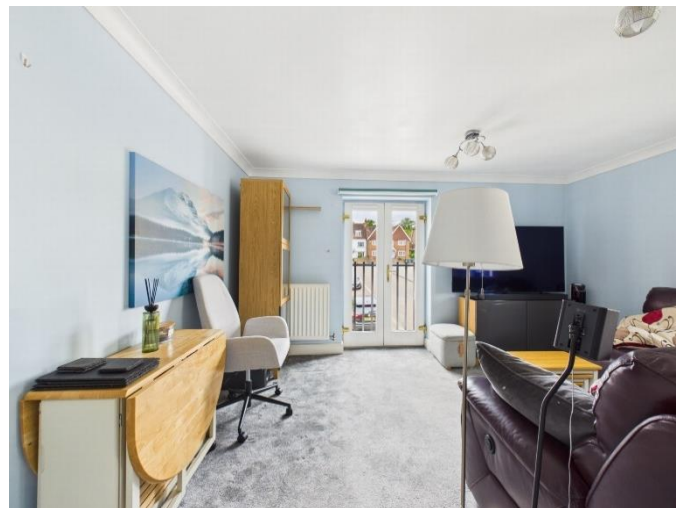
The apartment is ideally positioned in the heart of Bolnore Village, a highly popular residential development located on the western outskirts of Haywards Heath. The town centre is within walking distance and offers an extensive range of shops, cafés, restaurants, and leisure facilities. Haywards Heath railway station provides fast and frequent mainline services to London (Victoria/London Bridge 42-45 minutes), Brighton, and the south coast making it ideal for commuters. Bolnore Village itself benefits from a local convenience store, highly regarded primary school, and easy access to surrounding countryside walks. The nearby A23/M23 provides excellent road links to London, Gatwick Airport, and the south coast.

Ground Rent: Peppercorn

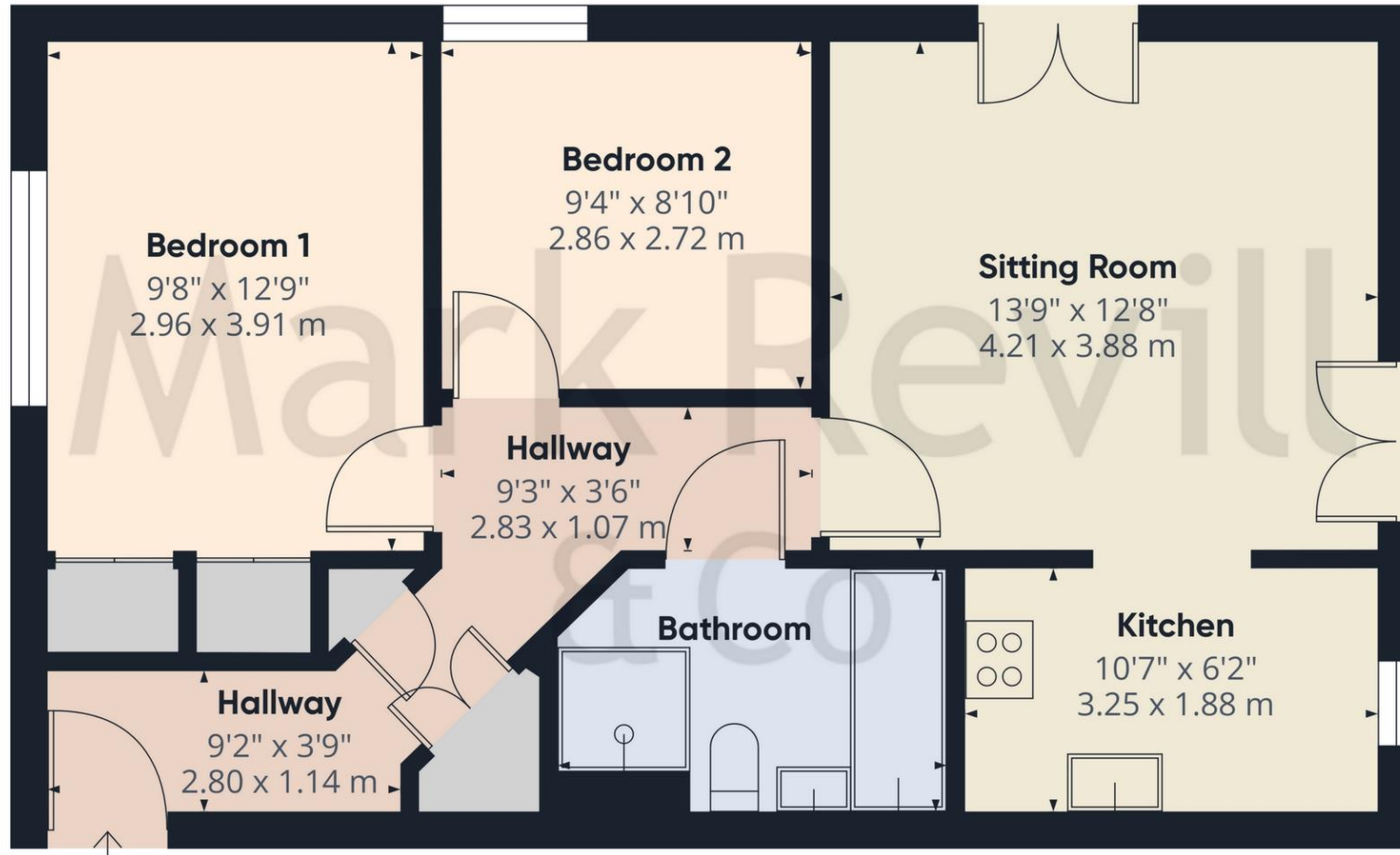
Service Charge: £1,235.25 (every 6 months) to include buildings insurance and the Estate Charge

Lease: 976 years remaining

Managing Agents - Pembroke Property Management







Approximate total area<sup>m</sup>  
634 ft<sup>2</sup>  
58.8 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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