



**Deers Leap,
Bolnore Village,
Haywards Heath, RH16**

**Guide Price
£230,000 - £240,000**

**Deers Leap, Haywards
Heath, RH16 4FW**



Situated in sought-after Bolnore Village, this bright and airy top-floor apartment is ideal for first-time buyers, professional couples, downsizers or investors alike.

Built in 2003, the property comprises a generous entrance hall with useful storage, leading through to an open-plan living room/kitchen which provides space for both relaxing and entertaining. The kitchen is fitted with a range of modern units and integrated appliances whilst the lounge boasts a Juliette balcony.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. A separate family bathroom serves the second bedroom and guests, providing excellent practicality for modern living.

Further benefits include double glazing, gas central heating, loft access and a private garage enbloc offering valuable additional storage and secure parking.

Bolnore Village is a popular residential development offering excellent access to local shops, schools, woodland walks and recreational facilities. Haywards Heath town centre and mainline railway station are within easy reach, providing fast and regular services to London, Brighton and Gatwick Airport.

Tenure: Leasehold

Lease Term: 125 years from 1st August 2003

Service Charge: £1,440 per annum (£120pcm)

Service Charge Review Period: tbc

Ground Rent: £250 per annum

Ground Rent Review Period: tbc

Council Tax Band: C

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

5 minute walk



Shops

10 min walk



Trains

Haywards Heath
1.8 miles



Airport

Gatwick



Roads

A23
4.9 miles



Sport & Leisures

Dolphin leisure
2.4 miles



Rental Income

£1,400 pcm



Schools

Bolnore Village Primary
0.5 miles



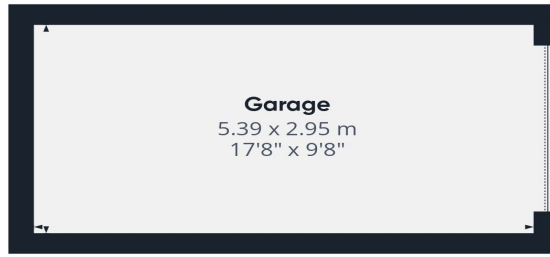
Fibre Broadband

Up to
1800 Mbps



Council Tax

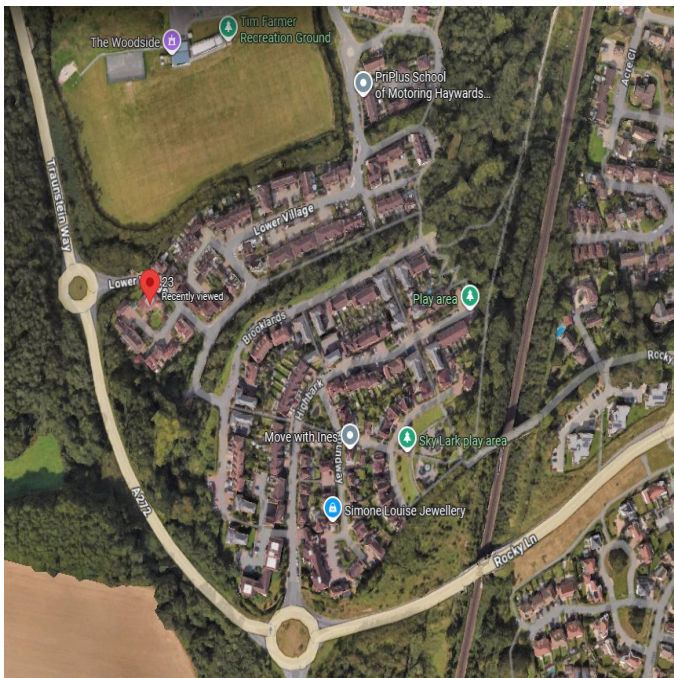
Band C



Ground Floor



Map Location



Total Approximate Floor Area
749 ft² includes garage

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

01444 474447
 hhsales@brocktaylor.co.uk



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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26, The Broadway, Haywards Heath, West Sussex,

