



**Highbank
Haywards Heath, RH16 4TT**

**Guide Price
£230,000 to £240,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Highbank, Haywards Heath, RH16 4TT



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LOCATION

Bolnere Village lies approximately 1.5 miles from Haywards Heath with its wide range of shops and restaurants, modern leisure centre and a mainline railway station offering excellent services to London (Victoria and Thameslink to London Bridge). There is also a regular bus service to Haywards Heath. The main A23 is approximately 5 miles distant, offering a direct route to the motorway network, the airports at Gatwick and Heathrow and the coast.

PROPERTY

Proudly presented for sale is this two-bedroom flat located in a highly sought-after area, known for its proximity to local schools. This property, that would make a perfect home for first-time buyers, young families or a sound investment for investors, boasts several unique features that set it apart from the rest.

Benefitting from an open-plan kitchen/reception room, which is flooded with natural light from the large windows and Juliette balcony. The balcony not only adds character to the space but also offers far-reaching Westerly views that are truly breath-taking especially at sunset. Accompanying the reception room is an open-plan kitchen, equipped with all the necessary amenities for modern living. Each of the two bedrooms has its distinct charm, with the primary bedroom including built-in wardrobes and a private en-suite. The second bedroom is a spacious double room, perfect for sharers or guests. Adding to the convenience, the property is fitted with a family bathroom that features a shower over bath and heated towel rail. Overall, this charming flat is a gem in a prime location, offering a blend of comfort, convenience, and style.

OUTSIDE

The flat has an allocated parking space, access to a communal bike store and the added luxury of a passenger lift, making it an even more appealing prospect. Bolnere Village School, built in 2009, is within walking distance, as is the Co-Op for local shopping and The Woodside Community Centre, a great place to hire or take advantage of the daily events. There is also a nursery that is rated outstanding.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 years from 1st January 2005

Service Charge: £1,800 per annum (tbc)

Ground Rent: £150 per annum

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

0.2 miles



Shops

Co-op
0.5 miles



Trains

Haywards Heath
1.8 mile walk



Airport

Gatwick
15.2 miles



Roads

A23
4.9 miles



Sport & Leisure

Dolphin Leisure Centre
2.5 miles



Rental Income

£1,350 pcm
Rental Yield – 6.75%



Schools

Bolnore Village Primary
0.6 miles



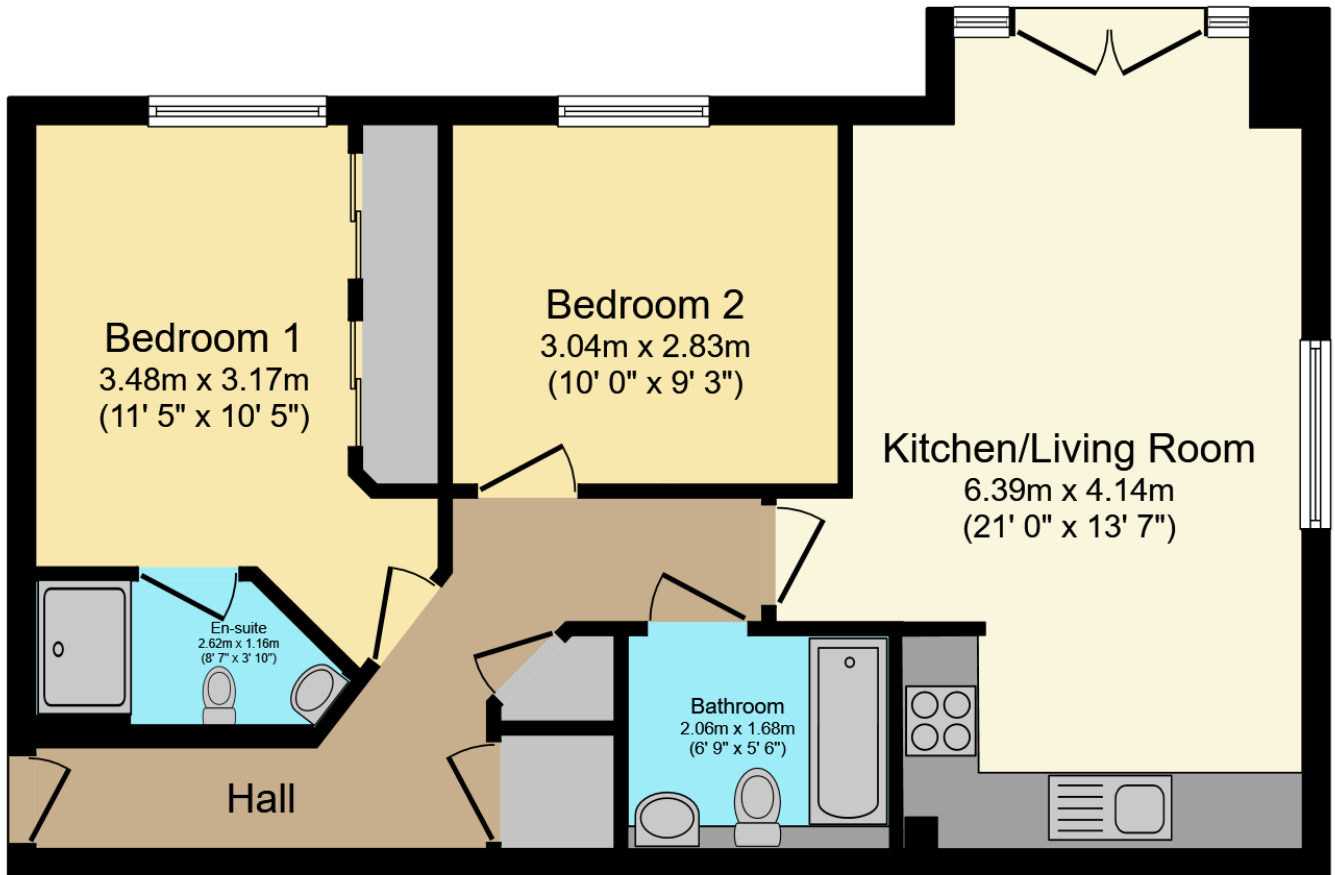
Broadband

Up to
1800 Mbps

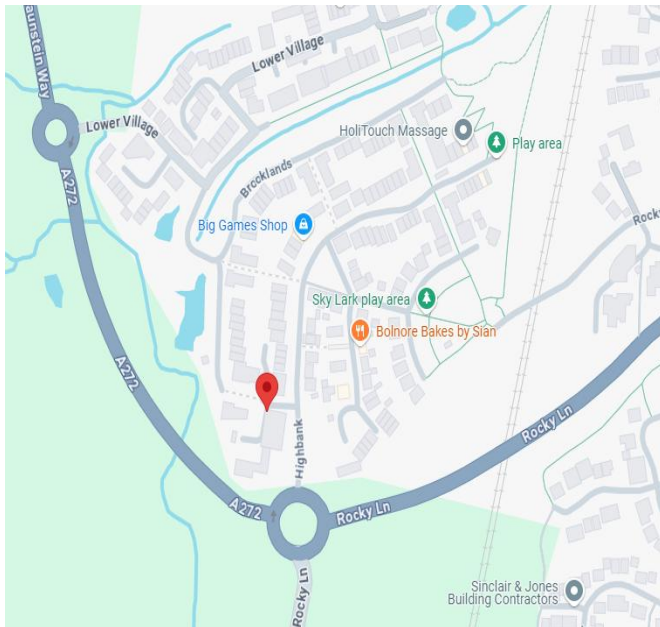


Council Tax

Band D



Map Location



Total Approximate Floor Area
58.5 sq m / 630 sq ft

EPC Rating

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.

**Viewing arrangements by
appointment through Brock Taylor**

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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 not 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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