



**Pierces Lane
Haywards Heath RH16 4LD**

**Asking Price Of
£350,000**

**01444 474447
brocktaylor.co.uk**

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

**Pierces Lane,
Haywards Heath RH16 4LD**

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LOCATION Occupying a much-favoured location near the centre of Bolnore Village, the property is within a short walk to several local shops and the highly regarded primary school.

Bolnore Village lies approximately 1.5 miles from Haywards Heath with its wide range of shops and restaurants, modern leisure centre and the mainline railway station offering excellent services to London (Victoria and Thameslink to London Bridge).

There is also a regular bus service into 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 A modern two-bedroom terrace house built circa 2005 is offered to the market with NO ONWARD CHAIN.

The property is set over two floors and comprises an entrance hall, downstairs cloakroom, and kitchen with a range of appliances. The spacious lounge/dining area overlooks the pleasant south-facing garden. Upstairs are two double bedrooms, both with built-in storage and the property is completed by a modern family bathroom with a shower over the bath.

OUTSIDE To the front of the property is an allocated parking space and a small garden. The private rear garden, accessed from the patio doors to the lounge, is south-facing and offers a wooden storage shed.





Buses

5 mins walk



Shops

Co-op in Village
centre



Trains

Hayward Heath
1.5 mile walk



Airport

Gatwick
14.4 miles



Roads

A23
5 miles



Sport & Leisure

Woodside
4 min walk



Rental Income

£1,500 pcm



Schools

Bolnore Primary
Warden Park



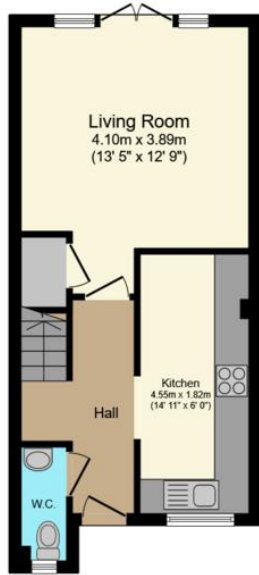
Broadband

Up to 70 Mbps

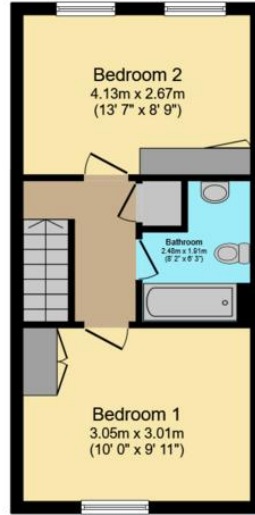


Council Tax

Band D



Ground Floor
Floor area 34.8 m² (375 sq.ft.)



First Floor
Floor area 34.2 m² (368 sq.ft.)

TOTAL: 69.0 m² (743 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Map Location

Total Approximate Floor Area
743 sq ft / 69 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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