



**Middle Village, Bolnore Village, Haywards Heath**  
**Guide Price £249,995 Leasehold**



## 38 Middle Village, Bolnore Village, Haywards Heath, West Sussex, RH16 4GH

### Guide Price £249,995 Leasehold

- **Spacious Apartment:** Generously proportioned 2-bedroom layout with storage cupboards.
- **Open Plan Living:** Bright and airy living room with an adjacent modern kitchen.
- **Primary Bedroom Features:** Includes a walk-in wardrobe and en-suite shower room.
- **Investment Opportunity:** Excellent rental potential, with an estimated income of £1,250-£1,300 PCM.
- **No Onward Chain.**
- **Prime Location:** Situated in the popular Village Square area.
- **Modern Bathroom:** Tiled family bathroom featuring a separate shower cubicle.
- **Parking Convenience:** Allocated parking space with additional visitor parking in the square.
- **Gas Central Heating.**
- **EPC Rating: 'C'**

This generously proportioned apartment offers larger-than-average living space, thoughtfully designed for modern lifestyles. Recently redecorated with new carpets to both bedrooms, the property is presented to a high, turnkey standard, ready for immediate enjoyment.

The wide entrance hall includes a deep double cupboard for ample storage, leading to a bright living room with a Juliet balcony offering roof top and far reaching South Downs views. The modern fitted kitchen is equipped with a stainless steel gas hob, oven, Samsung fridge/freezer, and Bosch washing machine, blending functionality with style.

Both bedrooms are genuine doubles, with the master bedroom featuring a spacious walk-in wardrobe and en-suite shower room. The second family bathroom is fitted with a full-size bath and a separate shower enclosure, catering to both comfort and practicality.

Situated in the heart of the sought-after Bolnore Village, this property benefits from allocated parking, bicycle storage, gas central heating, and double-glazed windows. With its prime location and exceptional presentation, this apartment is a perfect choice for comfort and convenience.

What3words.

Parking space: ///preoccupied.rises.oval

Entrance: ///teach.homes.sake

Village Square: ///noises.daring.swing

- Price: £260,000
- Tenure: Leasehold
- Lease: 150 years from 2005
- Service Charge PA: £2455 (Approx)
- Reserve Fund Contribution: TBC
- Ground Rent PA: £100 (Approx)
- Council Tax Band: 'D'
- EPC Rating: 'C'
- Managing Agents: Bolnore Local Centre Management Group Company.

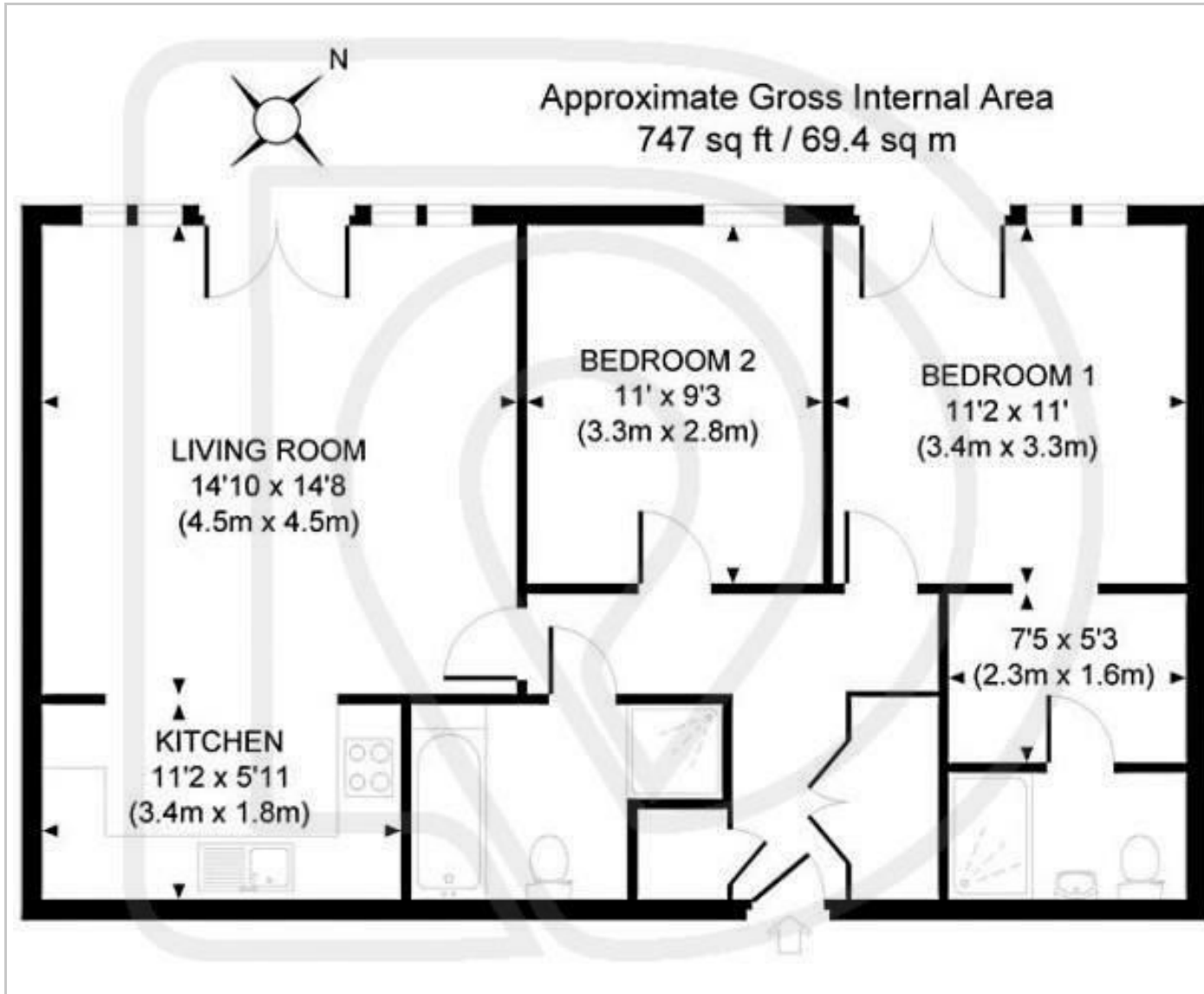
- Construction: Typically brick built property
- Windows: Double glazed
- Heating: Gas boiler to radiators
- Utilities: Mains supplied gas / Mains supplied water / Mains supplied electricity
- Waste Water/Sewerage: Mains.
- Water Meter: Yes

- Mobile Phone and Broadband Checker: Please verify with 'OFCOM'
- Parking: Residents parking limited to one vehicle per property, with visitor parking in village square.
- Access and Arranged: Stairs from ground floor to first floor
- Title Number(s): WSX289068

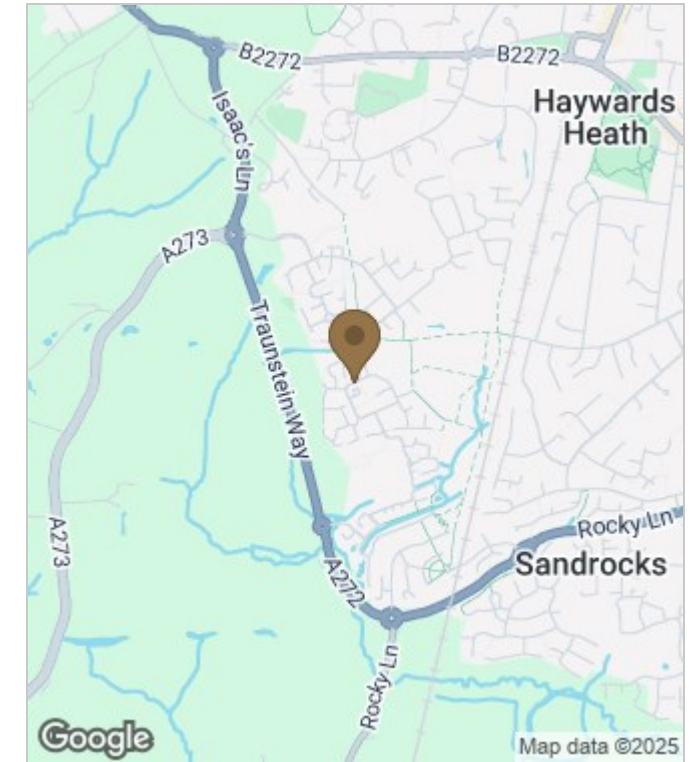
We believe the above information to be correct but recommend intending purchasers check details before proceeding to exchange of contracts.



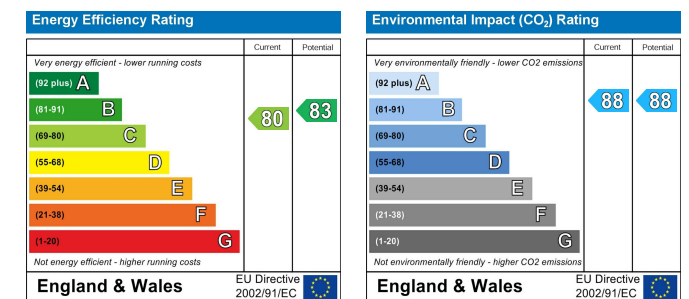
## Floor Plans



## Area Map



## Energy Performance Graph



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