

FOR SALE



Farriers Lea, Haywards Heath

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £275,000

MARTIN&CO



PLEASE LOOK AT THE VIRTUAL TOUR -

Farriers Lea, Haywards Heath

2 Bedrooms, 2 Bathroom

Asking Price Of £275,000

- Ground Floor Flat
- Two Double Bedrooms
- En-Suite Shower Room
- Separate Family Bathroom
- Gas Central Heating

THE APARTMENT

This spacious ground floor two bedroom two bathroom apartment forms part of the popular Bolnore Village It offers a spacious entrance hall with security entry phone and a range of cupboards for storage.

The main living space is arranged as a sitting and dining area and offers a choice of arrangement options. The kitchen has shaker style cream cabinets with attractive ironmongery handles and black contrasting worktops. There is plenty of storage and prep space as well as a range of integrated appliances including oven, hob, washing machine and dishwasher.

The main bedroom is a good size double with a built in wardrobe and has its own en-suite shower room. The second bedroom is also a double and served by the main family bathroom with bath. A garage is included with the sale and is located close to the property.

Further benefits include the remainder of a long 999-year lease. The property is currently tenanted and will be sold with vacant possession and no ongoing chain.

THE LOCATION

The property built by Bovis Homes Ltd in 2003 forms part of the popular Bolnore Village - This is a development with real community spirit. The position of the property is close to village amenities and the Woodside Centre and playing field. Bolnore Village Square is just a short walk and offers a Co-Operative Convenience Store and bus routes to the surrounding towns & villages. The recently opened 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies approximately one mile distant. By





road these surrounding areas can be accessed via both the A272 and A23(M) .

The highly regarded Bolnore Village Primary School is within easy walking distance of the property Children from this area usually attend Warden Park for secondary education, which lies approximately just over one mile distant in the neighbouring village of Cuckfield. There is a bus service running between Bolnore and Warden Park in both the morning and afternoon. For younger children, the village has an excellent nursery in the form of 'Perfect Start' which is in the converted barn building on Parkfield Way. There is also a great pre-school at Woodside (Middle Village) On foot, there are various footpaths & bridleways which lead into Haywards Heath's town centre and, in turn, on to the mainline station which provides swift links to London (approximately 47 mins), Brighton and Gatwick International Airport. The nearest cut through is just at the end of the close and leads through to Ashenground & Bolnore Woods.

THE SPECIFICS

Title Number: WSX316187

Tenure: Leasehold

Lease: 999 years from 1st January 2003

Service Charge: £ 2,488.00p.a.(Paid ½ Yearly – March 1st and 1st September)

Ground Rent: £75.00 p.a.

Managing Agents: Pembroke Property Management

Local Authority: Mid Sussex District Council

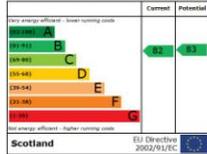
Council Tax Band: D 2025/2026 = £2,336.60

EPC: Valid Until 24/09/2028

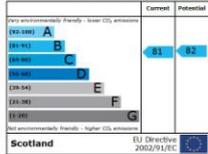
Gas Safety Valid Until : 16/01/2026

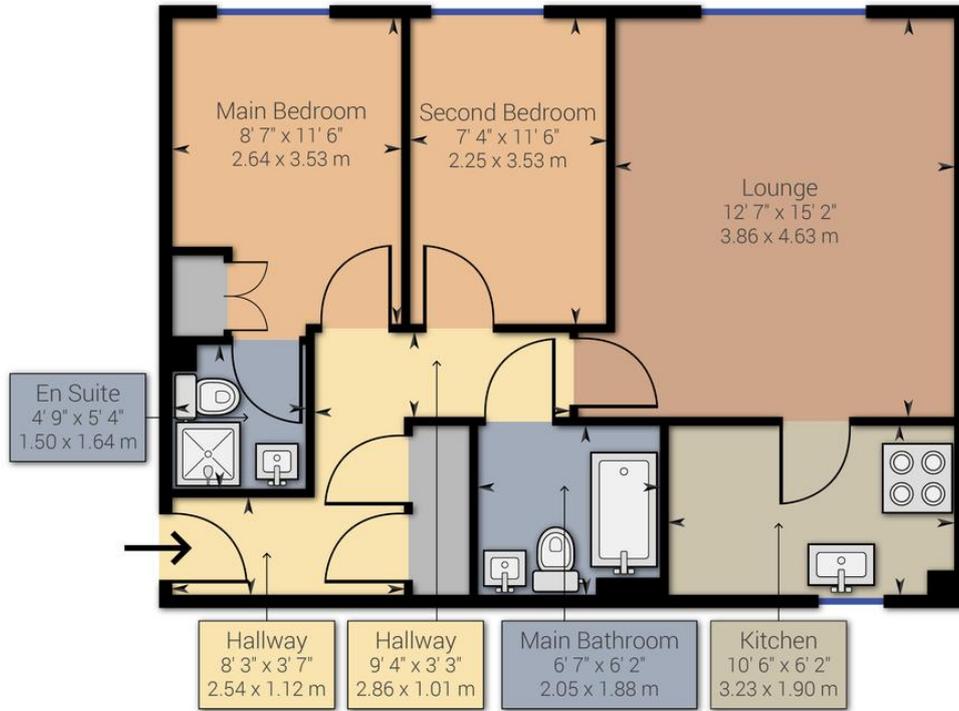
EICR Valid Until : 03/08/2025

Energy Efficiency Rating



Environmental (CO₂) Impact Rating





Approximate net internal area: 613.99 ft² / 57.04 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.