



15 Woodcote House

Updown Hill, Bolnore Village, Haywards Heath. RH16 4GQ



Mark Revill & Co

**15 Woodcote House,
Updown Hill, Bolnore Village,
Haywards Heath. RH16 4GQ**

Price £295,000

This superb first floor purpose built flat features a large south facing sun terrace (over 33 feet in length) and enjoys distant views of the South Downs. The bright and exceptionally well presented accommodation has the benefit of double glazing and slimline storage heating (off peak tariff) and incorporates a superb open plan living room with newly fitted quality kitchen complete with appliances, 2 good size bedrooms both with fitted wardrobes, en suite shower room to the master bedroom and a luxury bathroom, both with electrically heated timer radiators. There is an allocated undercover parking space, a lift and the block has a door entry intercom system and is approached by electronically operated entrance gates.

Situated in this much favoured Bolnore Village just a short walk to several local shops in the square and the well regarded primary school. Haywards Heath town centre offers a wide range of shops, an array of restaurants, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline railway station providing a fast and frequent service to central London



(Victoria/London Bridge 42-45 minutes). The A23 lies less than 5 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is less than 15 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walks.

FIRST FLOOR APARTMENT

Hall Good size built-in shelved coats/store cupboard. Built-in airing cupboard housing electric off peak mains pressure system boiler, slatted shelf over. Dimplex slimline storage heater. Wood effect laminate floor.

Open Plan Living Room with Kitchen 22'7" x 12'10" (6.88m x 3.91m)

Living Room Double glazed casement doors flanked by double glazed window to sun terrace. TV and FM/DAB aerial points. Telephone/USB point. Wood effect laminate floor. Wide opening to:

Excellent Kitchen Comprehensively fitted with quality range of high gloss fronted handle less units with quartz work surfaces comprising inset stainless steel sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers, integrated AEG **dishwasher** and AEG **washer/dryer** under. Fitted AEG **4 ring induction hob** with brushed steel extractor hood over. Built-in brushed steel AEG **electric double oven**, Good range of tall wall cupboards including glazed cabinet with up and over doors. Worktop lighting. Integrated Zanussi tall **fridge** and **freezer**. Tiled floor.

Bedroom 1 11'8" x 11'2" (3.56m x 3.40m) Built-in triple wardrobe. Further built-in double wardrobe with shelving, 4 drawer chest of drawers, hanging rails and TV point. Double glazed window. Dimplex slimline storage heater. FM/DAB aerial points. Telephone/USB point.

En Suite Shower Room Fully tiled shower cubicle with glazed door and screen, inset basin, cupboard beneath, low level wc with concealed cistern. Xpelair extractor fan. Large wall mirror. Shaver point. Ceiling downlighters. Part tiled walls. Timed heated radiator/towel rail.

Bedroom 2 11'1" into door recess x 8' (3.38m x 2.44m) Fitted triple wardrobe with cupboards over, high level cupboards over door. Double glazed window. Dimplex slimline storage heater. TV and FM/DAB aerial points.

Bathroom White suite comprising bath with mixer tap and shower attachment, inset basin, cupboard beneath, low level wc with concealed cistern. Xpelair extractor fan. Large wall mirror. Shaver point. Ceiling downlighters. Part tiled walls. Timed heated radiator/towel rail.

South Facing Paved Sun Terrace 33'6" in width x 8' in depth (10.21m x 2.44m) With wrought iron balustrade. Storage shed.

OUTSIDE

Undercover Allocated Car Parking Space No 294 Electronically operated entrance gates.

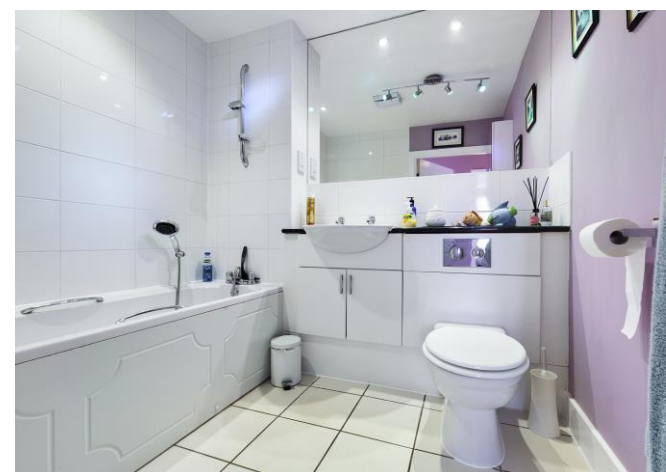
OUTGOINGS

Ground Rent £250 per annum.

Service Charge About £1800 per annum.

Lease 125 years from 2005.

Managing Agents Pembroke Property Management, Foundation House, Coach & Horses Passage, Tunbridge Wells. Kent TN2 5NP T: 0333 344 2100



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
694.17 ft²
64.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com