



**22 Updown Hill**  
Bolnore Village, Haywards Heath, RH16 3GD

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£280,000

This superb two bedroom maisonette apartment features bright and exceptionally well presented accommodation throughout. The property benefits from a spacious south facing living/dining room overlooking the square. A well fitted kitchen complete with appliances, oven and hob. 2 good size bedrooms with built-in wardrobes, shower room and an en suite off the main bedroom. The property also has the benefit of gas fired central heating (combination boiler) and double glazed windows throughout. There is an allocated car parking space to the rear of the property.

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 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.

## GROUND FLOOR

### Own Entrance

## FIRST FLOOR MAISONETTE

**Landing** Intercom system. Storage cupboard. Hive central heating hub. Radiator.

**South Facing Living/Dining Room** 18'11" x 13'3" (5.77m x 4.04m) Overlooking Bolnore Village Square. Fitted Bose sound system. 2 large double glazed windows. 2 radiators.

**Kitchen** 12'8" x 5'11" (3.86m x 1.80m) Comprehensively fitted with a wide range of wall and base units, adjacent laminate worktops, stainless steel sink and mixer tap. Integrated **electric oven, 4 ring gas hob**, built-in extractor fan, **dishwasher, washer/dryer** and **fridge/freezer**. Part tiled walls. Tiled flooring.

**Bedroom 2/Study** 13'3" x 9'7" (4.04m x 2.92m) South facing overlooking the village square. Understairs storage cupboard and a built-in wardrobe. Double glazed window. Radiator.

**Shower Room** White suite comprising basin with mixer tap, low level wc, shower enclosure with fitments. Heated towel rail. Part tiled walls.

## SECOND FLOOR

**Landing** Airing cupboard housing Worcester combination boiler and wooden shelving. Radiator.

**Bedroom 1** 14'11" x 14'7" (4.55m x 4.45m) 2 built-in

wardrobes with ample storage. Loft access. Double glazed window. Radiator.

**En Suite Shower Room** White suite comprising bath with shower fitment, basin with mixer tap, low level wc, fully tiled shower enclosure with rain head shower fitment. Heated towel rail. Part tiled walls. Large storage cupboard with shelving.

## OUTSIDE

**Allocated Car Parking Space** Located at the rear of the building.

## OUTGOINGS

**Ground Rent** Peppercorn

**Service Charge** To be verified.

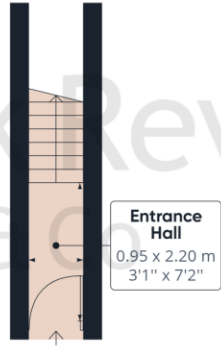
**Lease** 979 years remaining

**Estate Charge** approximately £400 per annum

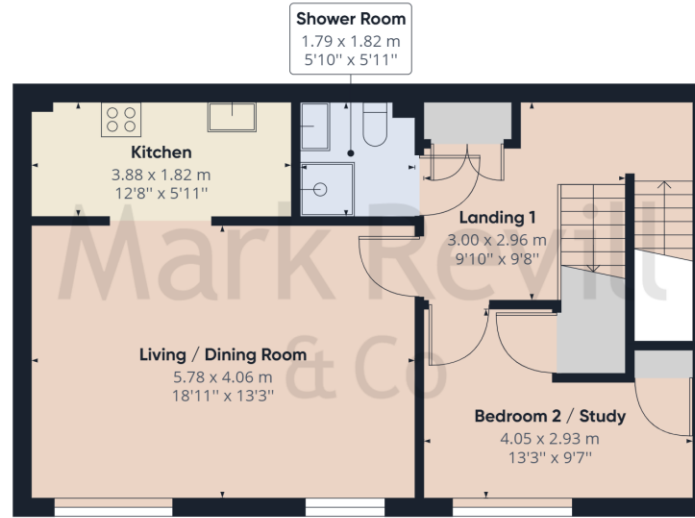


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

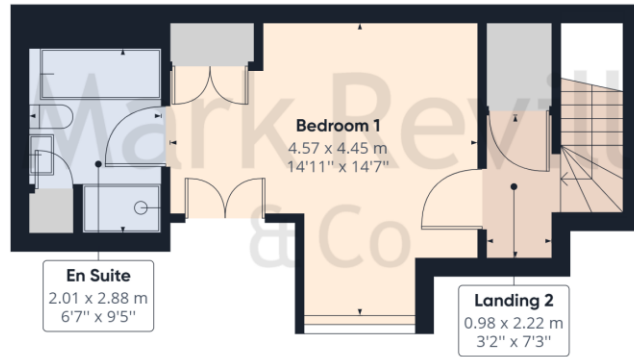
Mark Revill & Co



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>(1)</sup>  
 937.02 ft<sup>2</sup>  
 87.05 m<sup>2</sup>

(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.

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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.

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