



**2 Springfield Close**  
Top Street, Bolney, RH17 5PQ

 **Mark Revill & Co**

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£350,000

This most attractive semi detached village house offers bright and well designed accommodation having the benefit of double glazing and LPG heating. This bright and well presented accommodation incorporates 2 good size bedrooms (the main bedroom has a range of fitted wardrobes), modern bathroom, a good size sitting room and an excellent well fitted kitchen with dining room complete with oven and hob. In addition, there is a garage with adjacent parking space at the rear and the attractive easily managed two tier garden is mainly paved, planted with a variety of established shrubs and small trees.

Situated on the northern edge of this delightful village which has an historic church, pub/restaurant, local primary school, village hall and recreation ground. The village of Bolney is located close to the A23 providing a direct route to the motorway network with Gatwick Airport 14.3 miles to the north and the cosmopolitan city of Brighton 13.8 miles to the south. The towns of Haywards Heath (5.4 miles), Crawley (8.5 miles) and Horsham (9.8 miles) all offer comprehensive range of shops, an array of restaurants, leisure facilities and a wide range of schools catering for all age groups. There are several footpaths in the locality offering a variety of countryside walks and South Downs National Park is within a short drive.



## GROUND FLOOR

**Hall** Attractive composite panelled front door, adjacent double glazed window. Good size understairs coats/storage cupboard. Radiator. Wood effect laminate flooring. Stairs to first floor.

**Sitting Room** 14'10" x 11'1" (4.52m x 3.38m) TV aerial point. 2 double glazed windows. Radiator. Wood effect laminate flooring.

**Kitchen with Dining Room** 17'10" x 8'1" (5.44m x 2.46m) Quality wood effect vinyl flooring.

**Kitchen** Well fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent worktop extended to form peninsula unit, cupboards, drawers and plumbing for washing machine under. Built-in brushed steel **electric double oven**, brushed steel **4 ring gas hob** and concealed extractor hood over. Good range of wall cupboards. Further wall unit. Tall unit for fridge/freezer, cupboard over. Wall mounted Worcester gas boiler. Double glazed window. Part tiled walls.

**Dining Room** Radiator. Double glazed casement doors to rear garden.

## FIRST FLOOR

**Spacious Landing** Decorative stair balustrade. Hatch to loft space. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window. Radiator.

**Bedroom 1** 12'8" x 11'2" (3.86m x 3.40m) Range of fitted wardrobes to one wall incorporating hanging rails and shelving with floor to ceiling sliding mirror doors. 2 double glazed windows. Radiator.

**Bedroom 2** 11' x 8'1" (3.35m x 2.46m) Double glazed window. Radiator.

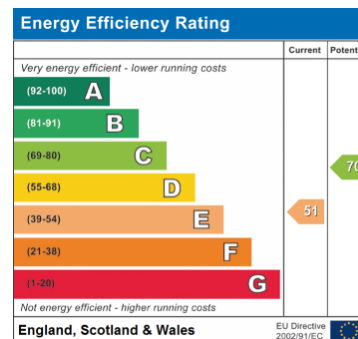
**Bathroom** White suite comprising bath with mixer tap and shower attachment, fitted shower rail and curtain, basin with single lever mixer tap, cupboard beneath, close coupled wc. Wall mirror with small strip light/shaver point over. Double glazed window. Radiator. Fully tiled walls. Vinyl flooring.

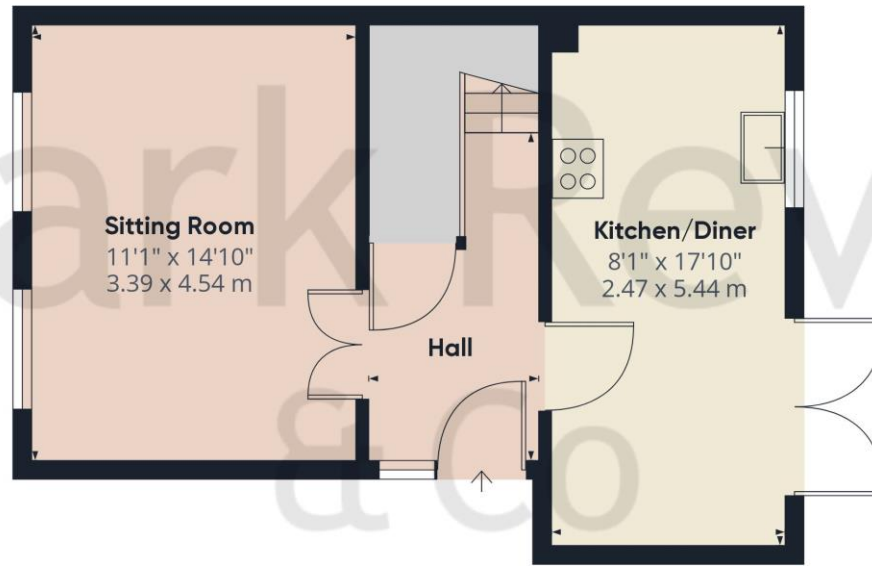
## OUTSIDE

**Garage** 16' x 9'4" (4.88m x 2.84m) Located at the rear adjoining the garden. Up and over door. Light and power points. Adjacent **parking space**.

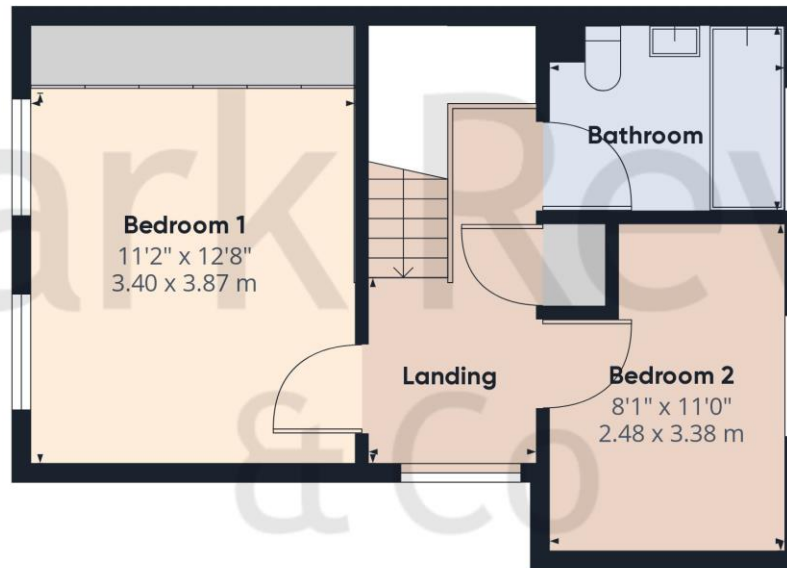
**Front Garden** Neatly laid to lawn planted with several small specimen trees and shrubs. Paved and stone filled side access with wrought iron gate to:

**Easily Managed Rear Garden** Arranged on two-tiers. Paved and stone filled patio adjacent to the house with brick retaining walls and picket fencing, central steps to a raised paved and stone filled sun terrace, adjacent bed planted with flowers, small tree and established shrubs. Brick built wall adjoining the garage concealing calor gas tank with timber pergola clad with mature wisteria. Gate to drive.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

773.11 ft<sup>2</sup>

71.82 m<sup>2</sup>

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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