



**Guide Price**  
**£650,000**

**Freehold**

4x  1x  2x 

**Top Street, Bolney,  
Haywards Heath, West  
Sussex, RH17**

**OVER 60?**

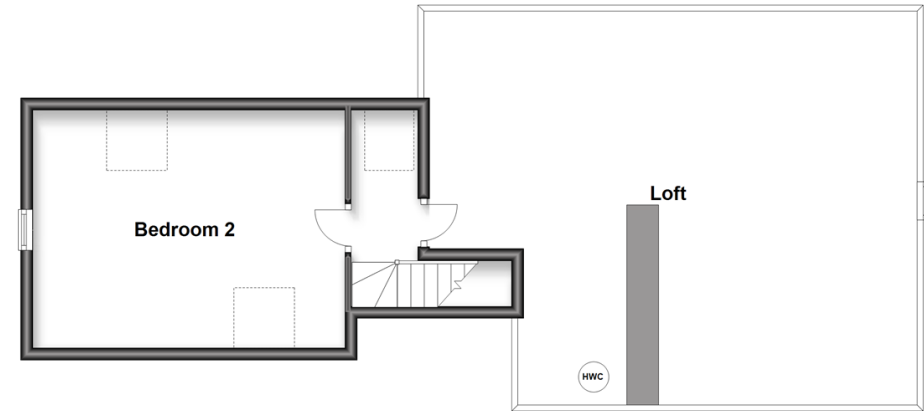
Secure this property  
for up to **59% less!**

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**Ground Floor**  
Approx. 165.5 sq. metres (1781.5 sq. feet)



**First Floor**  
Approx. 25.4 sq. metres (273.3 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Lounge: 20'0 x 13'4 (6.10m x 4.07m)  
Dining Room: 10'6 x 9'11 (3.20m x 3.02m)  
Kitchen: 16'3 x 10'6 (4.96m x 3.20m)  
Utility Room: 9'6 x 6'8 (2.90m x 2.03m)

Bedroom 1: 11'0 x 10'5 (3.36m x 3.18m)  
Bedroom 3: 12'10 x 11'6 (3.91m x 3.51m)  
Bedroom 4: 8'4 x 8'3 (2.54m x 2.52m)  
Storage: 8'10 x 6'9 (2.69m x 2.06m)

### FIRST FLOOR

Landing  
Bedroom 2: 16'8 x 12'11 (5.08m x 3.94m)  
Loft Room: 27'0 x 13'5 (8.24m x 4.09m)

### OUTSIDE

Double Garage: 17'6 x 16'5 (5.34m x 5.01m)  
Off Road Parking  
Secluded Rear Garden





## Main features

- Detached chalet bungalow
- Private road in village location
- Open fireplace
- Canadian oak flooring
- Large loft area which can be converted into another bedroom & en-suite
- Secluded rear garden
- Double garage with electric door & off road parking



### Nearest Schools

Primary Schools: Bolney CofE 0.6 miles  
 Secondary Schools: St Paul's Catholic College 4.4 miles,  
 Warden Park School 4.5 miles  
 Further Education: St Paul's Catholic College 4.4 miles



### Transport Information

Train Stations: Hassocks 5.5 miles, Haywards Heath 5.8 miles, Burgess Hill 6.1 miles, Wivelsfield 6.2 miles



### Address

Top Street, Bolney, Haywards Heath, West Sussex, RH17



### Directions

For directions to this property please contact us.





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Call Haywards Heath Branch 01444 411132 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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