



59 Highbank, Haywards Heath, RH16 4TT

Asking Price: £350,000

- Two genuine double bedrooms
- En suite shower room to the principal bedroom
- Family bathroom plus downstairs WC
- Brand new carpet throughout & luxury vinyl flooring in both upstairs bathrooms
- Kitchen breakfast room with doors opening to the garden
- Recently installed appliances with warranties until 2030
- Worcester boiler (located in the kitchen) with warranty until 2030
- Professionally insulated & boarded loft with upgraded ladder & lifespan warranty
- Allocated rear parking, visitor spaces & no onward chain
- Within catchment for sought-after Bolnore Village Primary School

Situated on the highly sought-after southern edge of Bolnore Village, this superbly presented two double bedroom terraced home offers bright, practical and stylish accommodation, ready to move straight into. Ideal for first-time buyers, downsizers or investors, the property benefits from allocated rear parking, visitor spaces, fibre broadband availability and is offered with no onward chain.

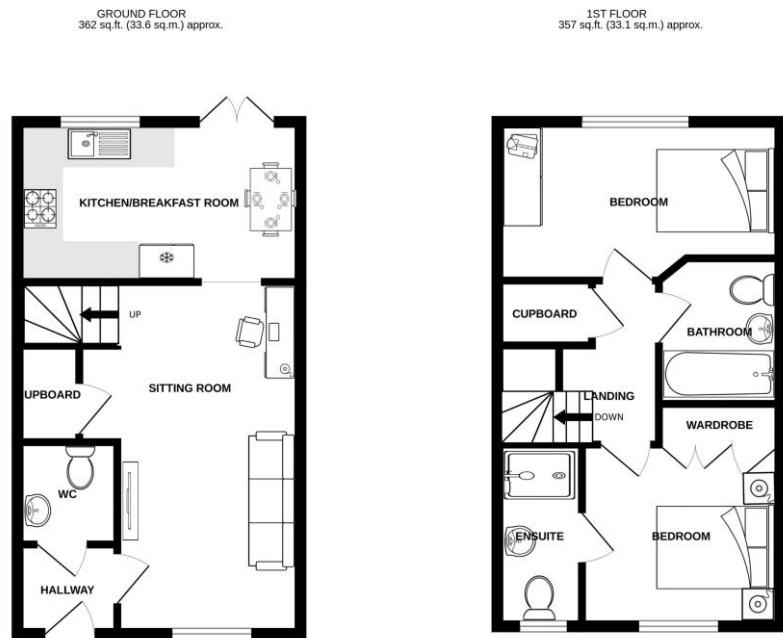
The welcoming entrance leads to a generous sitting room, freshly redecorated and fitted with brand new carpet, creating a fresh and cohesive feel throughout. To the rear, the spacious kitchen breakfast room overlooks the garden, with doors opening directly outside, ideal for both everyday living and entertaining.

The kitchen includes recently installed appliances, including a Bosch fridge freezer and Siemens smart washing machine, both under warranty until 2030. The Worcester boiler (also under warranty until 2030) is complemented by a Tado smart thermostat, offering efficient, modern heating control.

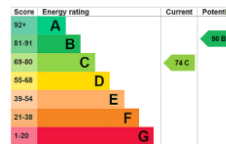
Upstairs are two genuine double bedrooms, with the principal bedroom enjoying its own en suite shower room. A separate family bathroom and downstairs WC provide excellent practicality. Both bathrooms have been finished with anti-mould paint for a clean, low-maintenance finish.

A standout feature is the professionally insulated and fully boarded loft space, complete with upgraded ladder access and a lifespan warranty of up to 60 years, providing exceptional additional storage.

Outside, allocated parking to the rear and visitor spaces add further convenience. The location offers easy access to countryside walks, Haywards Heath town centre, the mainline station and routes towards the A23.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Service Charge £440 Per Annum (Approx)
Local Authority: Mid Sussex District Council
Council Tax Band: D
Services: All Mains Services

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