



36 Trubwick Avenue, Haywards Heath, West Sussex RH16 4UR

Guide Price £500,000-£525,000

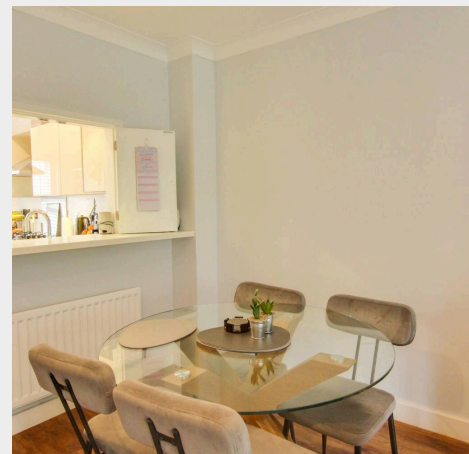


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A most attractive 4 double bedroom semi-detached town house with a driveway and garage alongside and a landscaped west facing rear garden situated in the desirable Upper Village area of Bolnore close to the protected ancient woodland, Village Square shops, highly regarded primary school and within a 1.1 mile walk of the railway station.

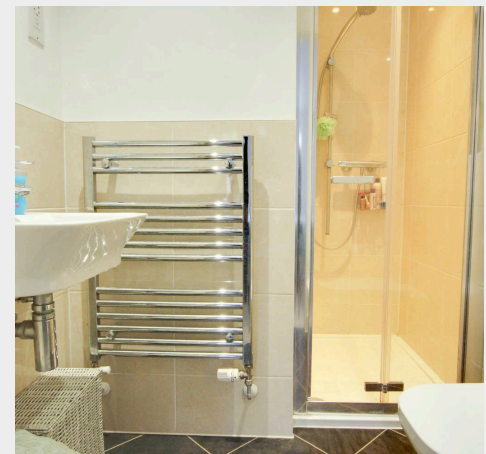
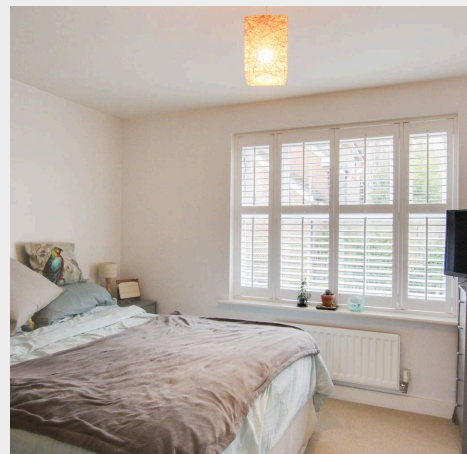
- Built in 2013 by Crest Nicholson
- Prime location overlooking an open square
- Driveway and garage alongside
- Landscaped west facing rear garden
- 5 min walk to Village Square & primary school
- 20 min walk to town centre & railway station
- Warden Park Secondary Academy catchment
- Fully equipped kitchen with stone worktops
- Main sitting room with doors out to the garden
- Master bedroom with en-suite shower room
- Bedroom 2 currently used as a second lounge
- 2 top floor bedrooms and bathroom
- EPC rating: C - Council Tax Band: E



The property is located at the southern end of Trubwick Avenue overlooking a green in the Upper Village area of Bolnore on the town's south/western side within walking distance of the railway station and town centre. Bolnore Village is fast establishing itself as a place to live for young families and professionals. The village is surrounded by countryside and woodland and is interspersed with numerous walkways and cycle paths and several play areas for children. There is a highly regarded primary school, private nursery, Village Square with a large Co-op store and the Woodside Pavilion with its community centre, sports pitches changing rooms and all weather sports court. A regular bus service runs through the village linking with the town centre, the neighbouring districts and railway station. The town centre is just over a mile on foot where there is an extensive range of shops, stores, restaurants, cafes and bars. The railway station is a similar distance and provides fast commuter links to London, Gatwick and the south coast. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield. The town also has a leisure centre and 6th form college. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5 miles to the west at Bolney.

Distances: (on foot/by car in miles approx)

Bolnore Primary School 400 yards, Warden Park Secondary Academy 1.4, Railway station 1.1 (London Bridge/Victoria 45 mins, Gatwick Airport 20 mins and Brighton 20 mins) A/M23 at Bolney 5, Gatwick Airport 13, Brighton seafront 14



Approximate Gross Internal Area
1383 sq. ft / 128.49 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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