

the floorplan...



PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT
A detached 5 bedroom, three storey town house with a 26' x 25' west facing rear garden and garage behind, situated in the desirable Upper Village area of Bolnore within walking distance of the local shops, excellent primary school, town centre and railway station.

Guide Price £650,000-£675,000
Freehold

1 Rushy Grove,
off Trubwick Avenue,
Haywards Heath,
West Sussex RH16 4UW



more details from...

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in brief...

- Immaculate 5 bedroom three storey former show house
- Built by Crest Nicholson in 2013
- 26' x 25' west facing rear garden
- Walking distance of town centre and railway station
- 500 yards from Bolnore Primary School
- Large kitchen/breakfast room with integrated appliances
- Beautiful lounge with open stone fireplace
- Main bedroom with en-suite shower room
- For sale with early vacant possession, if required
- Quality Karndean flooring and redecoration
- EPC rating: B
- Council Tax Band: F



in more detail...

A detached 5 bedroom, three storey town house with a 26' x 25' west facing rear garden and garage behind, situated in the desirable Upper Village area of Bolnore within walking distance of the local shops, excellent primary school, town centre and railway station.

The property was built in 2013 by Crest Nicholson and was formerly the show house. The property is beautifully decorated having had high quality flooring and carpets fitted and has an attractive and fully enclosed rear garden laid with 'Astroturf'. There is a gate from the garden out to the driveway and a personal door into the garage.

The accommodation spans three floors and comprises: central reception hall with Herringbone Karndean flooring, cloakroom/WC, double doors into a double aspect living room with a beautiful open fireplace and a substantial family sized kitchen/dining room, which is equipped with a range of white Shaker style units, solid stone work surfaces, integrated oven, hob, extractor, dishwasher, washing machine, fridge and freezer and doors out to the rear garden. A turning staircase with painted balustrade rises to the upper floors.

On the first floor: there is a substantial master bedroom including a dressing area with matching mirror fronted double wardrobes and an en-suite shower room; a second double bedroom and a third single bedroom/study. On the second floor: there are two double aspect double bedrooms and a family bathroom fitted with a white suite.

Benefits include; gas fired central heating to radiators, double glazed windows and neutral and immaculate decor throughout.

OUTSIDE: to the front of the house there is a beautifully arranged front garden with areas of lawn surrounded by dwarf box hedging and a pathway leading to the front door. Just to the west of the house there is a driveway providing off road parking leading to an attached single garage with up and over door and a personal door into the rear garden. The sunny west facing rear garden measures 26' wide and 25' deep and is enclosed on all sides by brick walls and timber fencing. There is a lower area of 'Astroturf' with well stocked beds and borders and an upper section partly enclosed by timber sleepers with stocked beds and borders and small patio area.



the location...

The property is located off Trubwick Avenue 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, all weather sports court and a bar (open limited hours). 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 state of the art leisure centre.

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 500 yards
Warden Park Secondary Academy 1.4
Railway station 1.3 (London Bridge/Victoria 45 mins, Gatwick Airport 20 mins and Brighton 20 mins)
A/M23 at Bolney 5
Gatwick Airport 13
Brighton seafront 14

