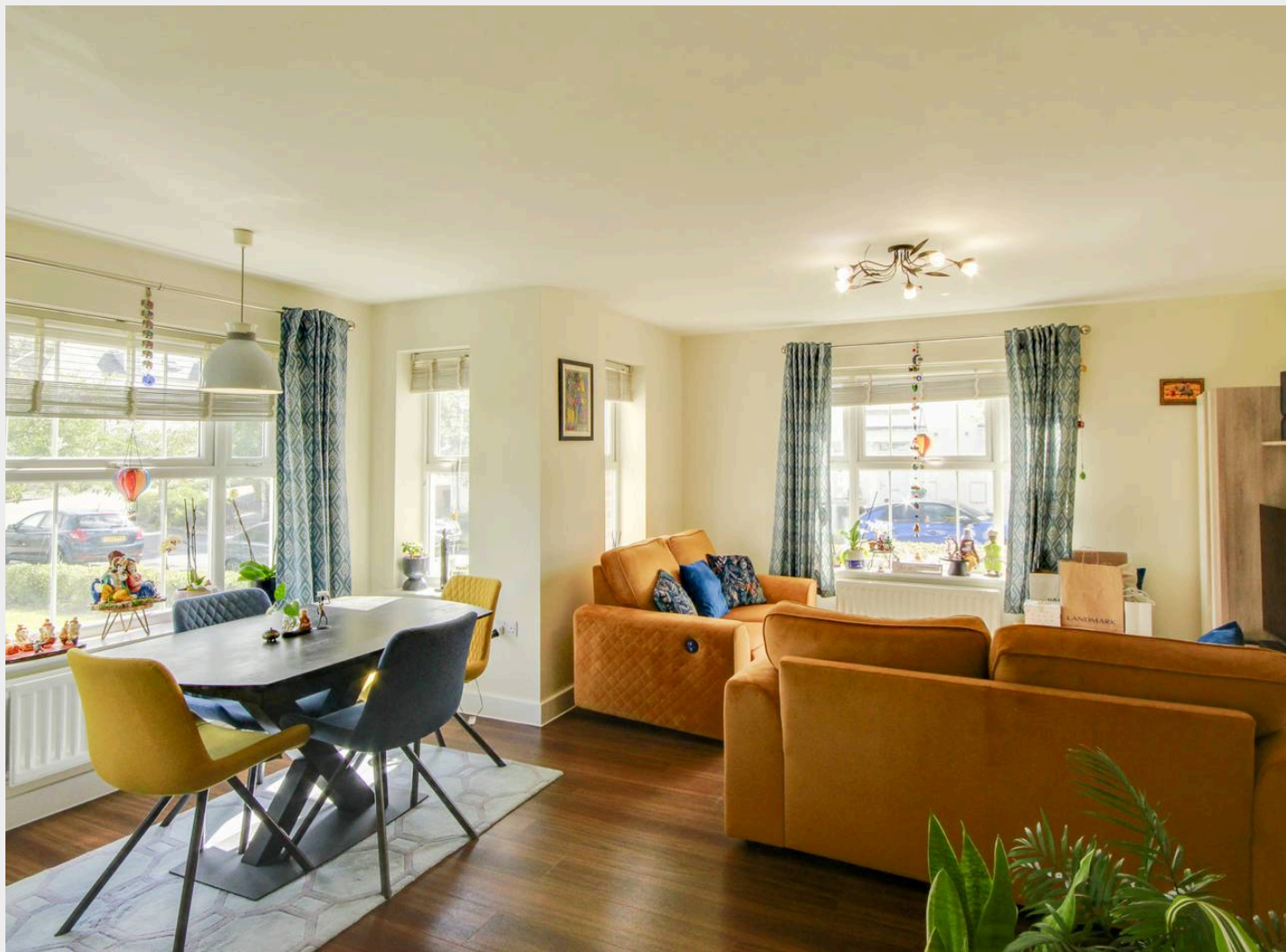




Flat A, Waverley House, 35 Trubwick Avenue, Haywards Heath, RH16 4UR

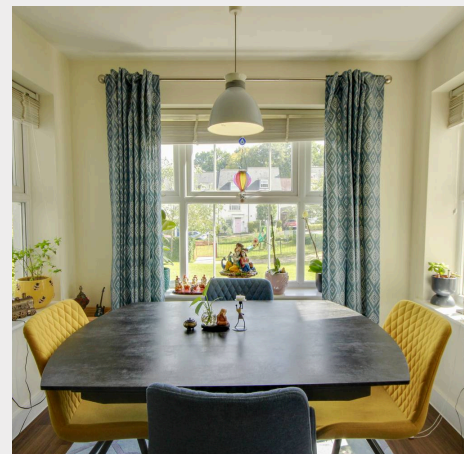
Guide Price £300,000 ... Leasehold





A very spacious 2 bedroom, 2 bathroom ground floor apartment in the small private block located in the desirable Upper Village area of Bolnore close to the glorious ancient woodland, Village Square, excellent primary school and within walking distance of the town centre and railway station.

- Bright and spacious ground floor south and west facing apartment
- The most desirable part of Bolnore Village
- Close to Village Square shops and woodland
- 1.1 mile walk to the railway station
- Fabulous double aspect kitchen/living area
- Kitchen has a full range of appliances
- En-suite shower room to main bedroom
- Allocated parking space in compound (No. 172)
- EPC rating: C - Council Tax Band: C
- Tenure: leasehold – 125 years from 01.01.2013
- Ground rent: £362.58 – the ground rent is reviewed every 10 years – originally £250 for first 10 years
- Service charge: for the 6 month period 01.03.2025 – 31.08.2025 £1058.24
- Estate charge contribution: £171.40 every 6 months
- Managing agents: Pembroke Property Management. www.pembroke.co.uk

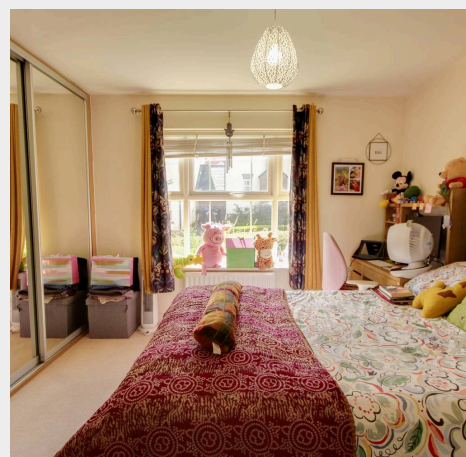


The property is located in a small block on Trubwick Avenue in the Upper Village area of Bolnore on the town's south/western side within walking distance of the railway station and town centre. Bolnore Village is surrounded by countryside and woodland and is interspersed with numerous walkways and cycle paths and several play areas for children. There is a highly regarded primary school, private nursery, Village Square with a large Co-op store. 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 6th form college and leisure centre.

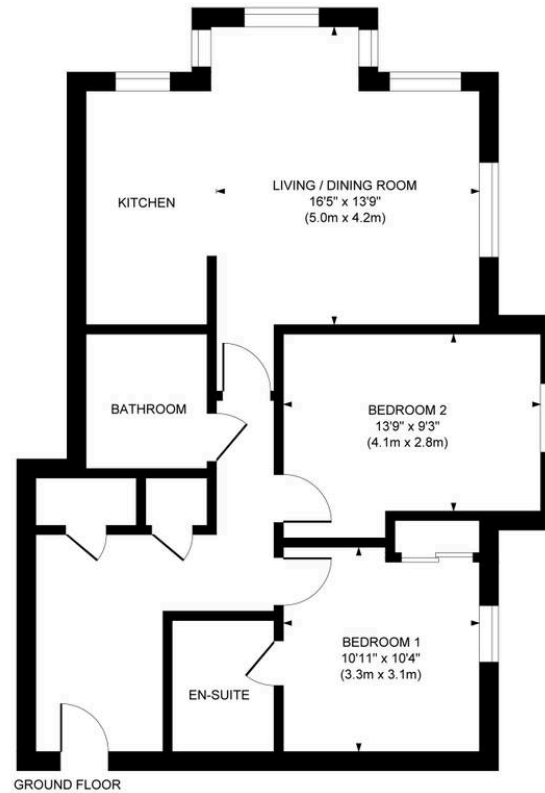
By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5 miles to the west at Bolney.

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

Bolnore Primary School 500 yards, Warden Park Secondary Academy 1.4 Railway station 1.1 (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
780 sq. ft / 72.45 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.

Mansell McTaggart Haywards Heath
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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.