



Flat E, Waverley House, 35 Trubwick Avenue,  
Haywards Heath, West Sussex RH16 4UP .... £285,000-£300,000

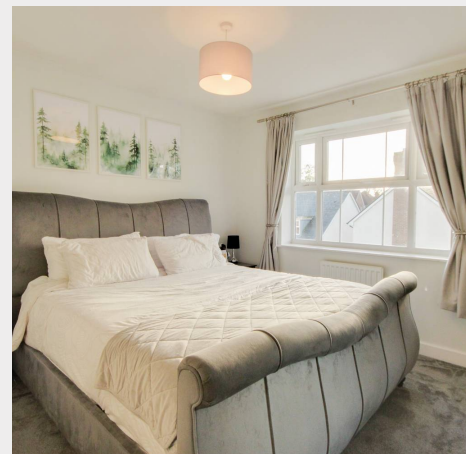


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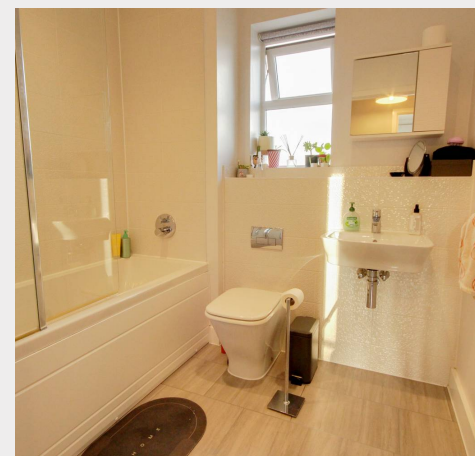
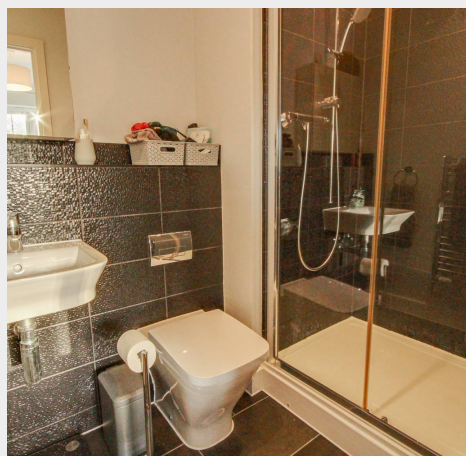
A 2 double bedroom, 2 bathroom double aspect penthouse apartment with 2 balconies in this small block in the desirable Upper Village area of Bolnore close to the Village Square shops and within a 1 mile walk of the railway station and town centre.

- East and west facing top floor apartment
- 2 separate west facing balconies
- Immaculate and neutral decor throughout
- High gloss kitchen with integrated appliances
- Living room with Juliet style balcony
- Master bedroom with en-suite shower room
- 2nd bedroom with balcony
- Allocated parking space (176) - bike store
- Easy walk to station & town (1 mile)
- Close to local shops and glorious woodland
- Tenure: leasehold - 125 years from 01.01.2013
- Ground rent: Currently £362.58. originally £250 a year and reviewed every 10 years
- Service & Estate charges: for the Half Year period (01.09.2025-28.02.2026) - £1,286.40
- Managing agents: [www.pembroke.co.uk](http://www.pembroke.co.uk)  
T: 0333 3442 100
- EPC rating: B - Council Tax Band: C

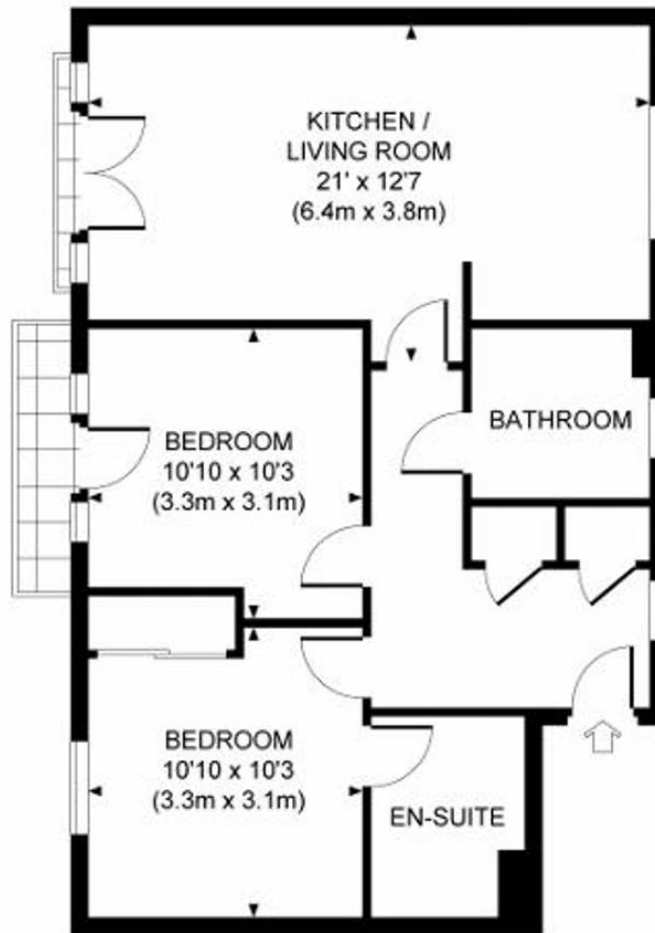


The property is located in a small block on Trubwick Avenue in the Upper Village area of Bolnore on the town's south/western side within walking distance of the railway station and town centre. Bolnore Village is fast establishing itself as a place to live for young families and professionals. The village 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 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 1.1 (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  
664 sq ft / 61.7 sq m



## Mansell McTaggart Haywards Heath

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