



**5 Trubwick Avenue**  
**Haywards Heath, RH16 4UR**  
**Guide Price £495,000 Freehold**

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ESTATE AGENTS



# A Staggered Detached Three Bedroom Family Home in Bolnore Village Benefitting from No On-Going Chain, Garage & Private Driveway.

## Situation

Haywards Heath is a thriving town in the heart of Mid Sussex, close to the South Downs National Park and the coast. Haywards Heath and the adjoining villages of Cuckfield and Lindfield provide an excellent range of local amenities including high street shops, independent boutiques, supermarkets, restaurants and leisure facilities. Haywards Heath offers regular direct services to London Victoria and London Bridge/St Pancras International, journey time from 42 minutes. The A23/M23 gives access to Gatwick airport, central London and the south coast.

## Description

The accommodation comprises, entrance, entrance hall leading to the fully fitted modern kitchen with integral appliances including fridge/freezer, washing machine and dishwasher. At the end of the hallway is the bright and spacious lounge/diner with French doors opening to enclosed rear garden. Downstairs cloakroom.

Stairs lead to the first floor to the master bedroom with en-suite shower room, second double bedroom and third single bedroom and fully fitted modern family bathroom.

To the front of the property is a private driveway and single garage with personal door and front garden. The enclosed rear garden has two patio areas, one of which is raised and small lawn area.

The property further benefits from neutral decoration, gas central heating, double glazing and no on-going chain.

Council Tax Band - D

## Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.



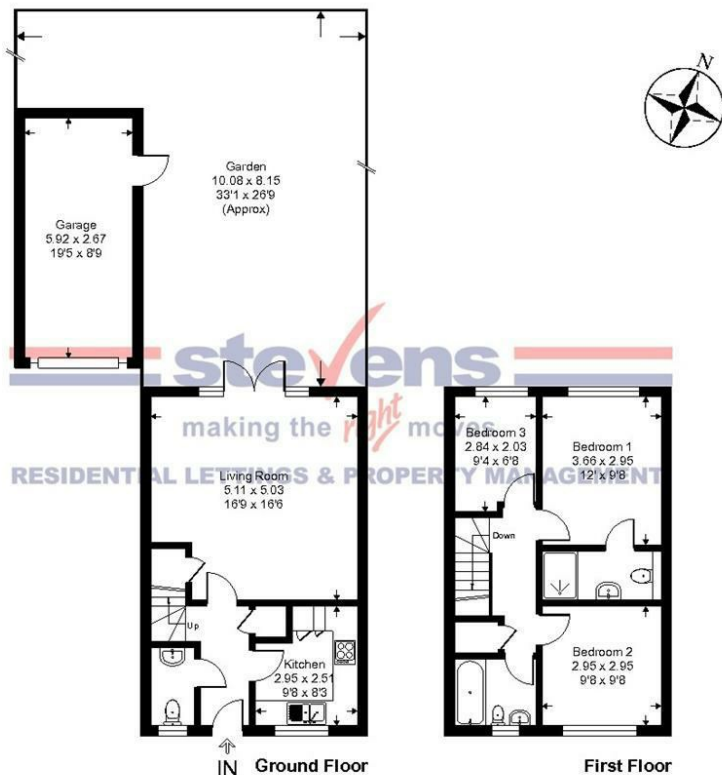






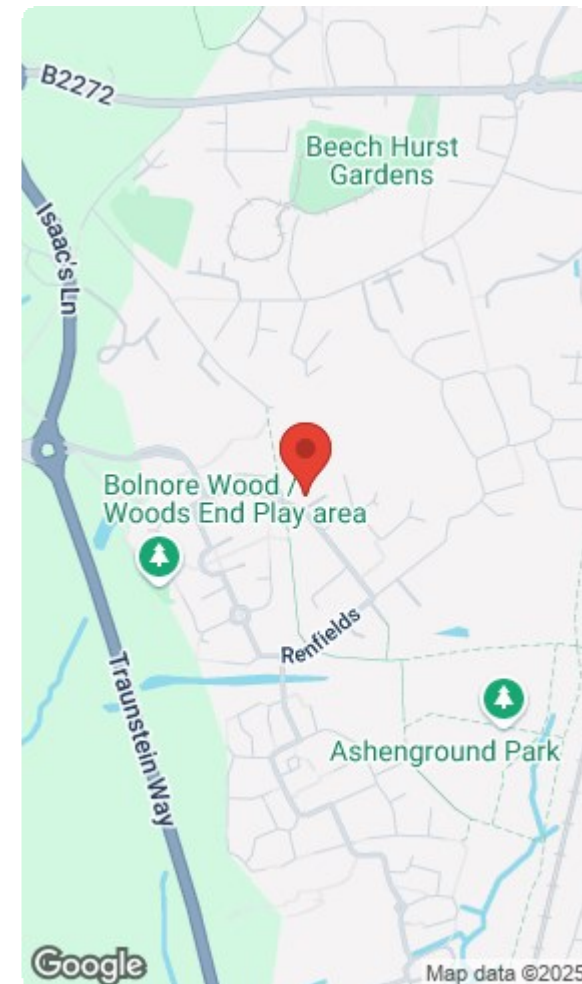
## Trubwick Avenue, RH16

Approximate Gross Internal Area = 83 sq m / 894 sq ft  
Approximate Garage Internal Area = 15.7 sq m / 170 sq ft  
Approximate Total Internal Area = 98.7 sq m / 1064 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Viewings by appointment only

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