

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

Guide Price £500,000

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A 4 double bedroom terraced town house, enjoying a great setting overlooking a green in the desirable Upper Village area of Bolnore, within a few minutes' walk of the glorious protected woodland, countryside, Village Square and highly regarded primary school and also within easy walking distance of the town centre and the railway station (1.1 miles).

- 4 double bedroom town house
- Prime location within Bolnore Village
- Overlooking a large Green
- 2 allocated parking spaces directly behind
- Plenty of on-street parking
- 29' x 26' partly walled garden with newly paved terrace
- Master bedroom with en-suite shower room
- Close to ancient Woodland, countryside walks and play areas
- 5 min walk to Village Square & primary school
- Warden Park Secondary Academy catchment
- 1.1 mile walk to the railway station
- Estate charge: £174.11 every 6 months (£348.22 per annum)
- EPC rating: B - 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 has established itself as a great 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)

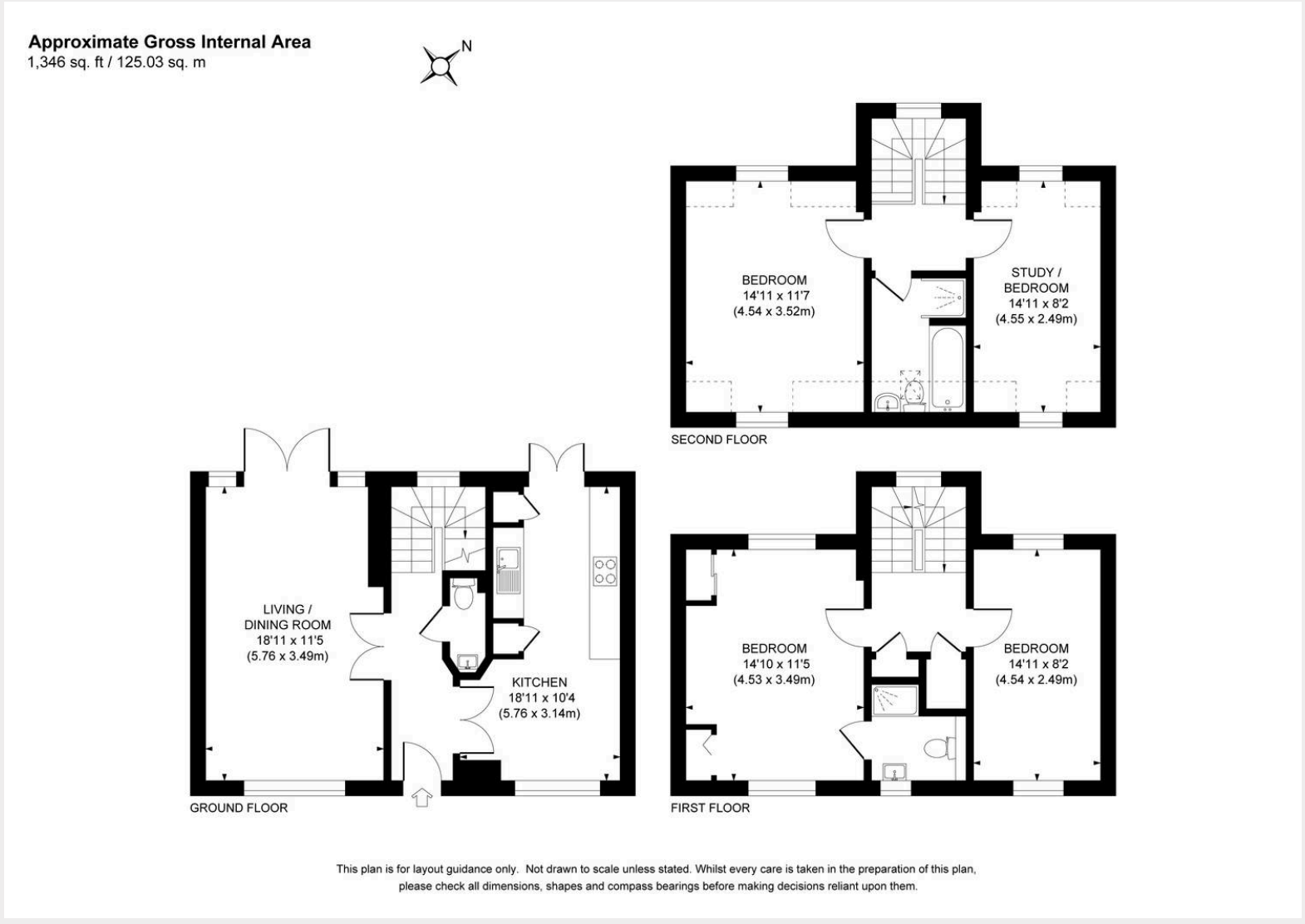
Bolnore Primary School 400 yards, Warden Park Secondary Academy 1.4, Railway station 1.1 (London Bridge/Victoria 45 mins, Gatwick Airport 20 mins and Brighton 20 mins) A/M23 at Bolney 5, Gatwick Airport 13, Brighton seafront 14











Mansell McTaggart Haywards Heath

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