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

£280,000 ... Leasehold

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A large (780 ft.²) 2 double bedroom, 2 bathroom first floor flat with an allocated parking space, enjoying both south and westerly aspects in this desirable Upper Village area of Bolnore, within a short walk of the Village Square shops, excellent primary school, glorious protected woodland and within 1 mile of the railway station and town centre on foot.

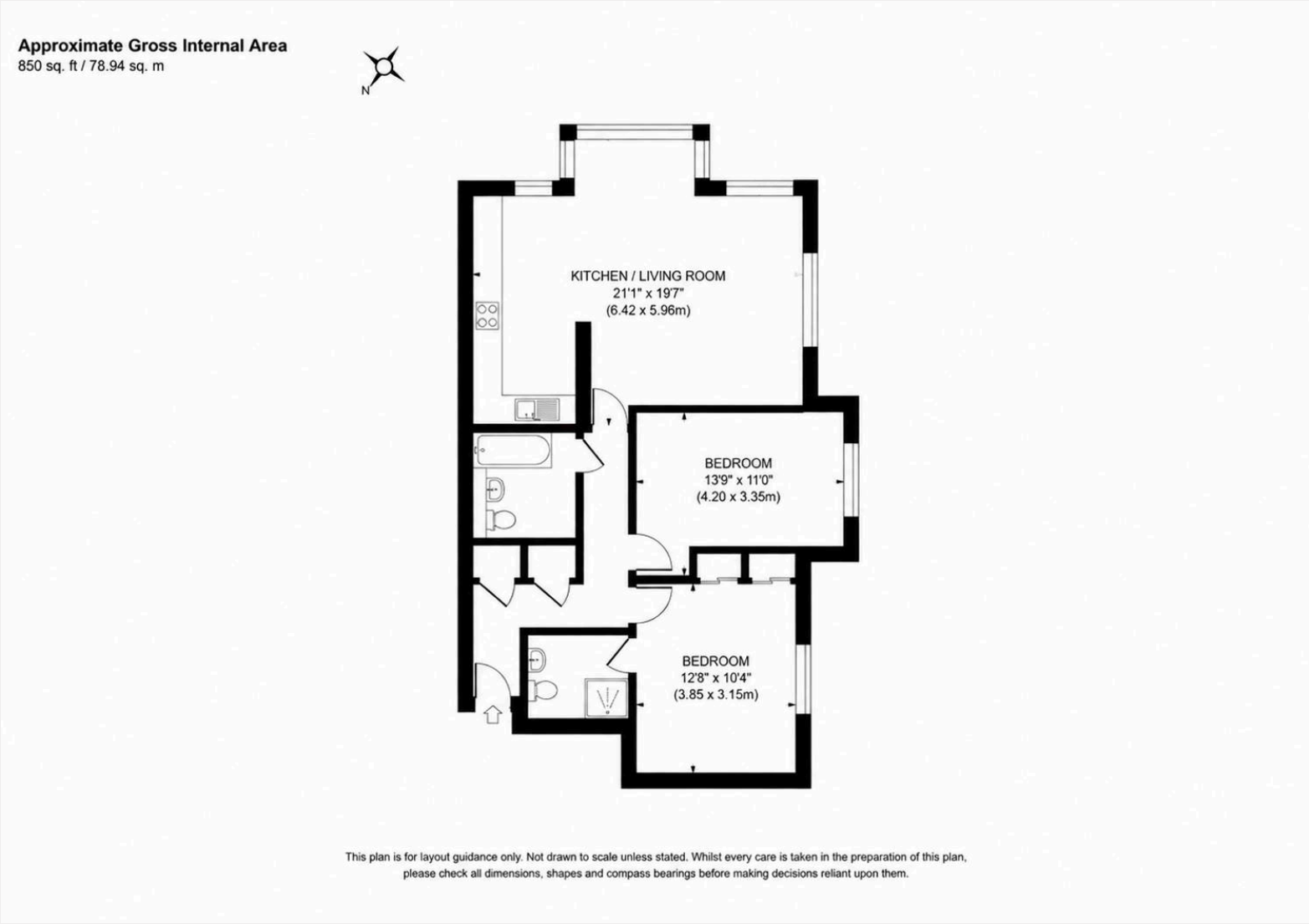
- South and west facing first floor apartment
- Allocated parking space in residents' car park
- Desirable Upper Village area of Bolnore
- Easy walk to town centre and railway station
- 5 minute walk to the Village Square shops
- Big open plan kitchen and living area
- Kitchen has a full range of appliance appliances
- 2 generous double sized bedrooms
- Master bedroom has an en-suite shower room
- Pleasant setting overlooking a green
- Internal viewing highly recommended
- EPC rating: TBA - Council Tax Band: C
- Tenure: Leasehold - 125 years from 01.01.2013
- Ground Rent: currently £362.58 per year, reviewed every 10 years
- Service and Estate Charge: £1276 for the current six month period
- Managing Agents: Pembroke Property Management

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 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



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