



**5 Trubwick Avenue**  
**Haywards Heath, RH16 4UR**  
**Asking Price £475,000 Freehold**

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ESTATE AGENTS

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

## Situation

Bolnore is a small village located in the Mid Sussex district of West Sussex, England. The village is situated on the outskirts of Haywards Heath and is surrounded by beautiful countryside. Bolnore is a relatively new village, having been built in the early 2000s. The village is home to a mix of modern housing developments, green spaces, and community facilities.

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

Set back from the road and enjoying an elevated view, this three-bedroom family home is offered for sale with no onward chain and is presented in good condition throughout. Located in the popular Bolnore Village, it is conveniently close to excellent schools and transport links, making it a property you don't want to miss!

The accommodation includes a spacious entrance hall with a storage cupboard and a downstairs W/C, leading to a fully fitted modern kitchen with integral appliances, including a fridge/freezer, washing machine, and dishwasher. At the end of the hallway, the bright and open-plan lounge/diner benefits from French double-glazed doors that open to an enclosed rear garden.

Stairs lead to the first floor, where you'll find all three bedrooms. The main bedroom features an en-suite shower room, while the second bedroom is a double, and the third is a single; each has space for both wardrobes and desks. A fully fitted modern family bathroom completes the upstairs area.

To the front of the property, there is a private driveway that can accommodate two vehicles, leading to a single garage with an up-and-over door and a charming front garden. The enclosed rear garden features two patio areas—one accessible from the patio doors and the other raised away from the house—separated by a lawned area.

The property is neutrally decorated throughout and as there is no chain, it is simply ready to move in!

Call the vendor's agents, Stevens, today to arrange your internal viewing!

## Property Information

Council Tax Band D: £2,336.60 2025/2026

Utilities: Mains Gas & Electric. Mains water & sewerage

Parking: Private driveway & garage

Broadband: Standard 13 Mbps, Superfast 80 Mbps, Ultrafast 2000 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

N.B Bolnore Estate is looked after by Pembroke Property Management and there is a twice yearly service charge of £180

## 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>		
(69-80) <b>C</b>	<b>78</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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