



137 Virginia Drive, Haywards Heath, RH16 4XW

Guide Price £500,000 – £525,000



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A versatile 3/4 bedroom semi-detached town house with a 40' x 30' rear garden, garage and driveway alongside occupying a great position within the popular Wychwood Park Development overlooking a large open green space and woodland located on the town's southern side close to countryside.

- Immaculate & versatile town house
- Great position overlooking woodland and park
- Fully enclosed 40' x 30' rear garden
- Private driveway and garage alongside
- Ground floor: hall, cloakroom, study/bed
- Fabulous kitchen/living area with doors to garden
- 'Amtico' Herringbone flooring on ground floor
- 1st floor: 2nd Lounge/bed 4, master bedroom suite
- 2nd floor: 2 double bedrooms & bathroom
- Warden Park Secondary Academy Catchment
- Close to countryside & 15 min walk to hospital
- Estate charge: £350.00 per year. Wychwood Park is a private managed estate for which the charges cover the upkeep of all the communal gardens, parkland & insurances for the enjoyment of the residents
- Managing agents: First Port Services
- EPC rating: B - Council Tax Band: E

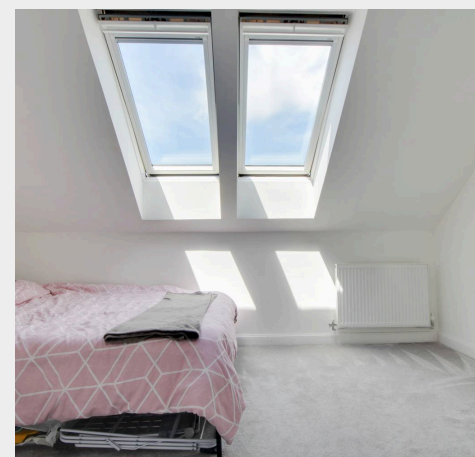
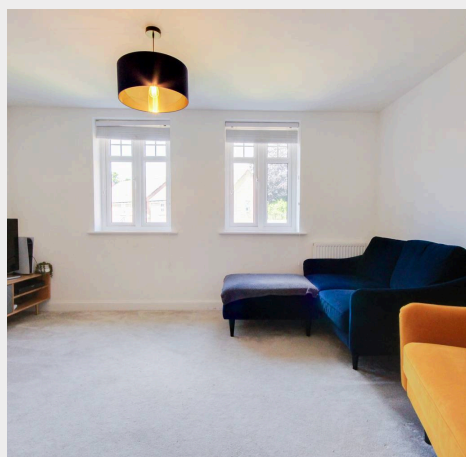


The property is situated in the central part of the Barratt/David Wilson Homes 'Wychwood Park' development which in turn is situated off Rocky Lane on the town's southern outskirts close to countryside. A public footpath 30 yards to the west of the coach house leads through to Rookery Way linking with Fox Hill and Rocky Lane giving swift pedestrian access to the town centre and bus stops for Warden Park Secondary Academy & Chailey Secondary schools. The footpath will continue down through the development once completed and link with countryside and the river to the south making a rather pleasant country walk through to the Fox and Hounds pub and the old village of Wivelsfield. The town centre has an extensive range of shops, stores, restaurants, cafés and bars, a leisure centre, a 6th form college and several good primary schools. A new primary school is to be built off Hurstwood Lane soon and we assume will be the catchment area for this property.

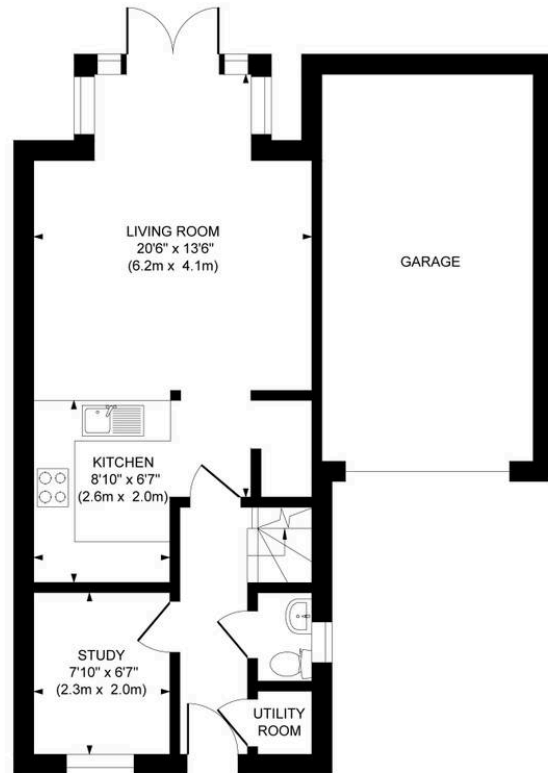
By road, access to the major surrounding areas can be gained via Rocky Lane (A272) and the A/M23 which lies about 7 miles to the west at Bolney or Warninglid.

Distances in miles on foot/car/rail

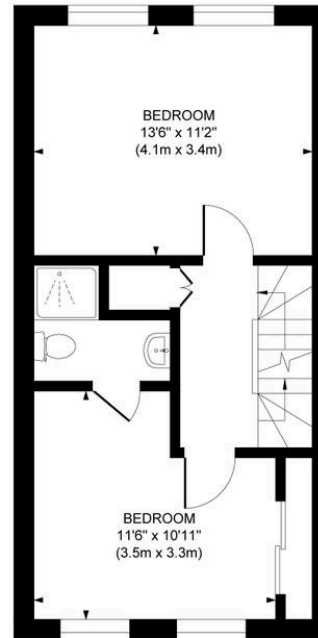
Haywards Heath Railway station 1.8 (on foot)
Wivelsfield Station 2.2 (by car)



Approximate Gross Internal Area
1197 sq. ft / 111.18 sq. m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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