



13 Rocky Drive, Haywards Heath, West Sussex RH16 4WQ

Guide Price £800,000 – £825,000

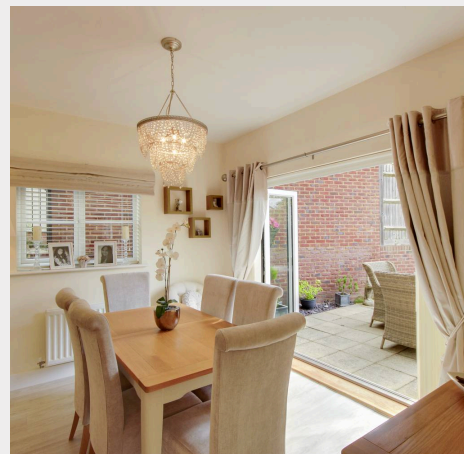
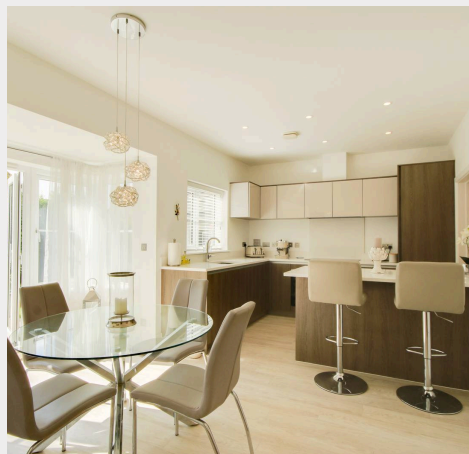


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An absolutely immaculate 4 bedroom, 3 bathroom and 3 reception room detached family home with a double garage alongside and a 46' x 32' south/east facing rear garden on this popular development on the town's southern edge close to countryside and within a short drive of both Wivelsfield and Haywards Heath railway stations.

- Immaculate home on popular development
- The perfect accommodation layout
- Bay fronted living room with wood burning stove
- Separate dining room and study
- Family sized kitchen/breakfast room with utility
- Master and guest bedrooms with en-suite shower rooms
- 2 further double bedrooms and bathroom
- Secluded 46' x 32' south/east facing garden
- Warden Park Secondary School catchment area (bus)
- Stations: Haywards Heath 2.5, Wivelsfield 1.9
- Estate charge: £357.80 per annum
- Managing agents: HML Group
- EPC rating: B - Council Tax Band: F



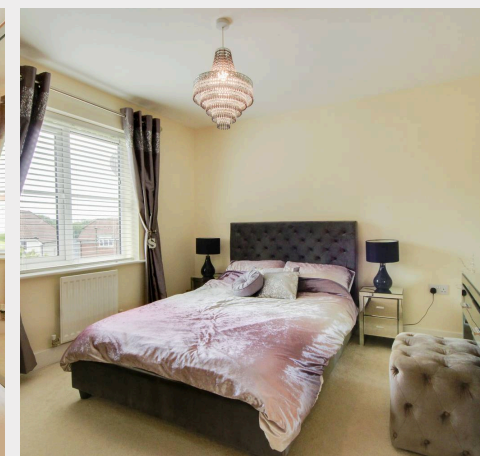
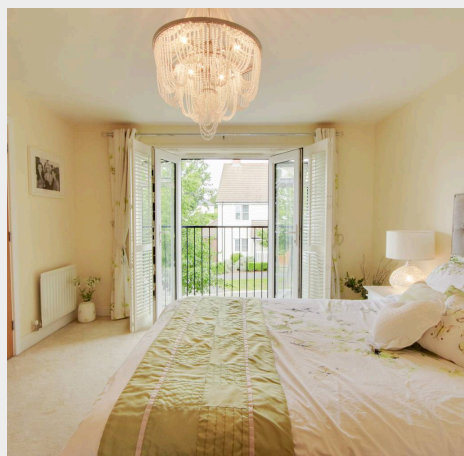
Rocky Drive forms part of The Beeches development on the town's southern edge. The development is located off Rocky Lane (A272) which provides far swifter vehicular access around the town and out to the A23 to the west. There are a series of paved footpaths giving easy pedestrian access through to the town centre and Bolnore Village and its protected woodland providing some wonderful walks. The town has an extensive range of shops, stores, restaurants, cafes and bars, 6th form college and a leisure centre.

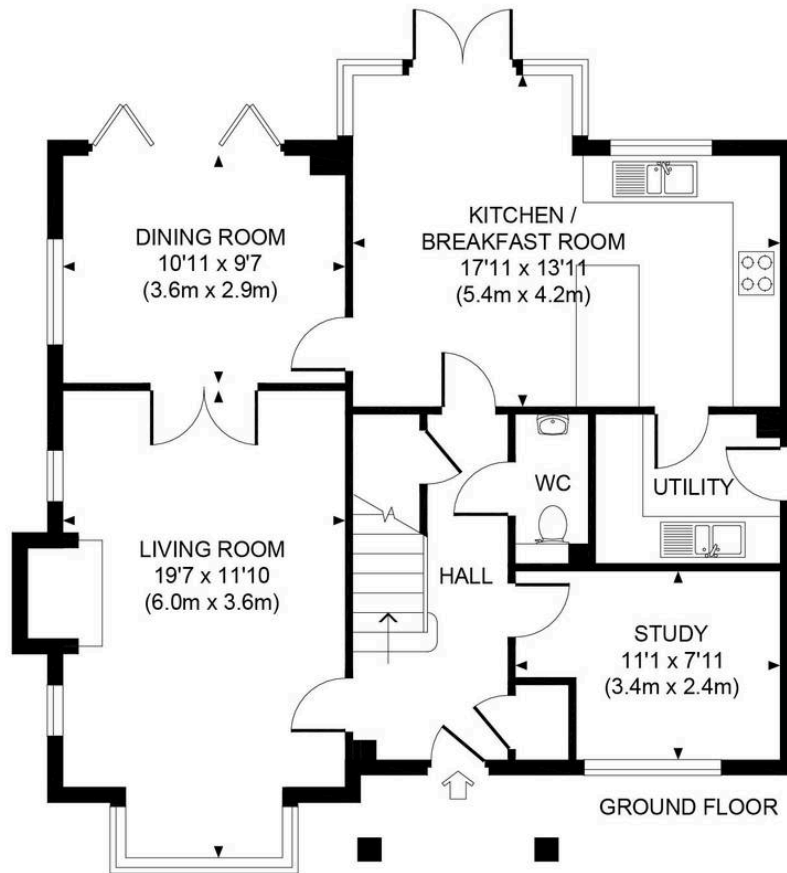
Schools are well represented throughout the town and children from this side of town generally fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The local area is also well served by numerous excellent independent schools, most of which provide a school bus service with pick up points close by.

Open countryside is close by which includes several beauty spots like Ditchling and Chailey Common nature reserve, the Ashdown Forest and the South Downs National Park.

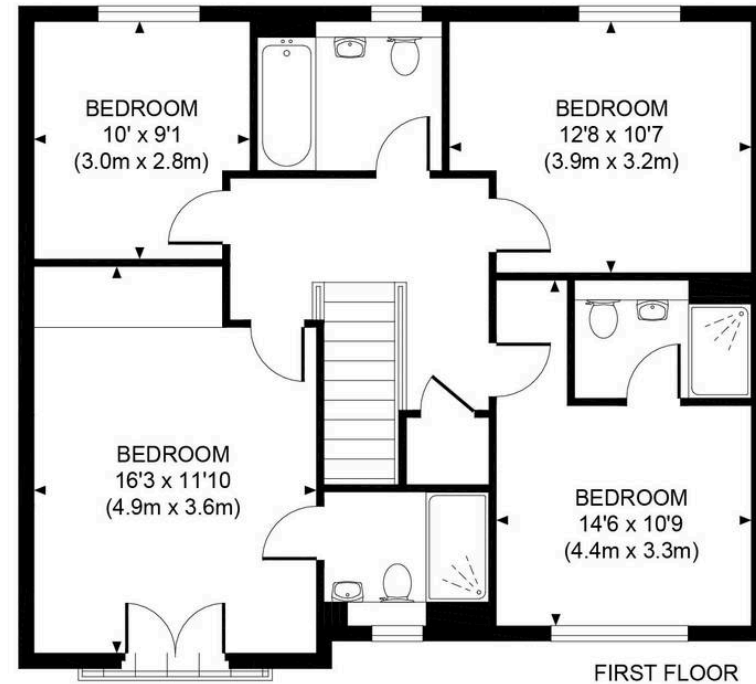
Distances in approximate miles (on foot/car/train)

Schools: St Wilfrid's Primary 1.3, Warden Park Primary Academy 1.5, St Joseph's Primary 1.2, Warden Park Secondary Academy in Cuckfield 2.3, Oathall Community College in Lindfield 2.2, St Paul's RC Academy 4.2 Stations: Haywards Heath 2.2 by Car or 1.7 on foot, providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins) Wivelsfield 1.9 A23 at Bolney 5.7, Gatwick Airport 15, Brighton Seafront 14





Approximate Gross Internal Area
1617 sq ft / 150.3 sq m



Mansell McTaggart Haywards Heath

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