



19 Clementina Crescent, Haywards Heath, RH16 4ZP

Guide Price £675,000



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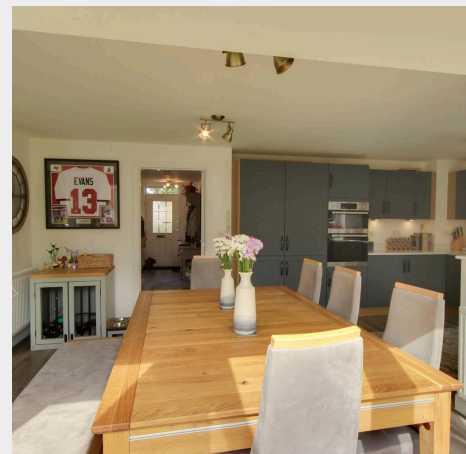
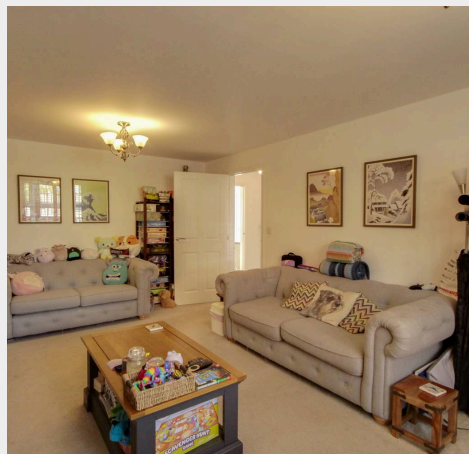


A most attractive, almost new, 4 bedroom detached family house with a driveway and detached garage alongside occupying one of the largest plots within the popular Wychwood Park development on the town's southern edge and a short walk of countryside.

- Built by David Wilson Homes to the Holden design in 2022
- 49' x 43' fully enclosed rear garden
- Well proportioned accommodation (1285 sq ft)
- Driveway for 2 cars + detached garage
- Fantastic family sized kitchen/living room
- Lounge, study, utility and cloakroom
- Master bedroom with en-suite shower room
- 3 further double bedrooms & family bathroom
- Warden Park Secondary Academy catchment
- Short walk of countryside, parks/play areas
- EPC rating: B - Council Tax Band: F
- Estate charge: Approx £300 per year.

The property forms part of a privately managed estate where all residents pay towards the upkeep of the communal areas, parks and wildlife corridors.

Managing Agents: [hobdensmanage.co.uk](http://hobdensmanage.co.uk),  
Estate Manager: Mike Mitchell T: 01903 724040





The property is situated on the eastern side of 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 just to the west leads through to Rookery Way linking with Fox Hill and Rocky Lane giving swift pedestrian access to the town centre and bus stops for both Warden Park Secondary Academy School and Chailey Secondary School. The footpath will continue down through the development once completed and link with countryside and the river making a rather pleasant country walk through to the Fox and Hounds pub and the old village of Wivelsfield. A new primary school is to be built off Hurstwood Lane.

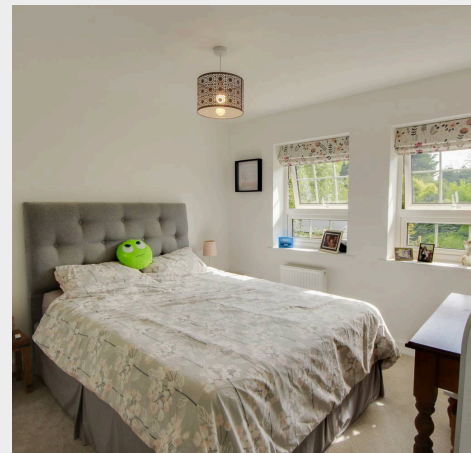
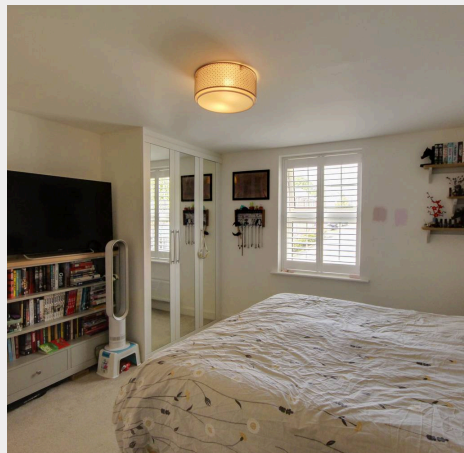
The town centre has an extensive range of shops, stores, restaurants, cafés and bars, a leisure centre, a 6th form college and several good primary schools.

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 Warminglid.

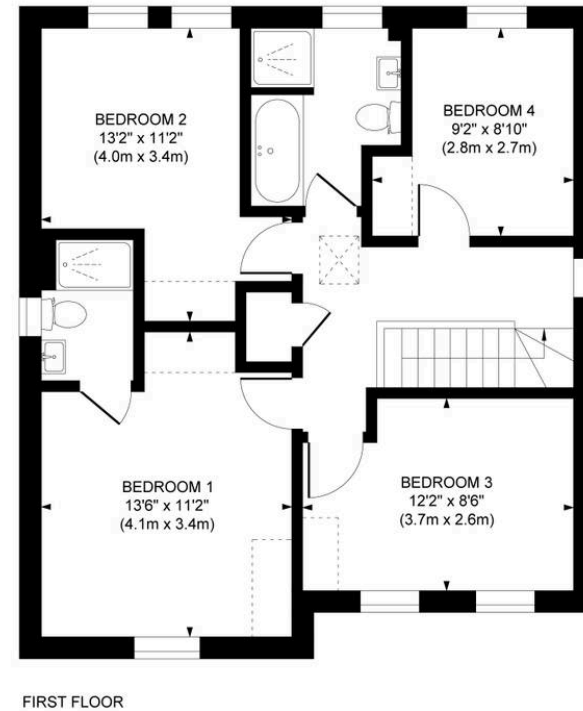
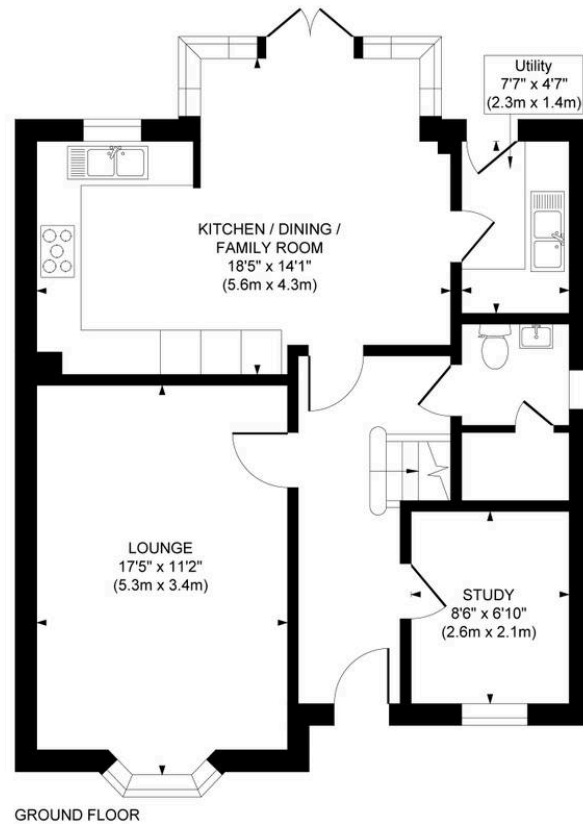
#### **Distances on foot/car/rail**

Haywards Heath Railway Station 1.9 providing fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins

Wivelsfield Station 2.2



Approximate Gross Internal Area  
1285 sq. ft / 119.39 sq. m



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.

**Mansell McTaggart Haywards Heath**  
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