



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

Guide Price £800,000 – £850,000



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A well designed 4 double bedroom, 3 bathroom detached house of approximately 2186 ft.<sup>2</sup> occupying one of the larger plots in this popular development on the town south edge close to countryside and within walking distance of the hospital, town centre and also falls into the catchment area for the Warden Park secondary Academy school in neighbouring Cuckfield.

- Detached family home on large plot
- Double garage and driveway alongside
- 62' x 55' fully enclosed rear garden
- Master and guest bedroom suites
- 2 further bedrooms & 3rd bathroom
- Spacious family size kitchen/breakfast room - utility
- Triple aspect sitting room with woodburning stove
- Separate playroom/home office
- Popular development on town's southern edge
- Warden Park Secondary Academy School catchment
- Council Tax Band 'G' and EPC 'B'





## Location

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

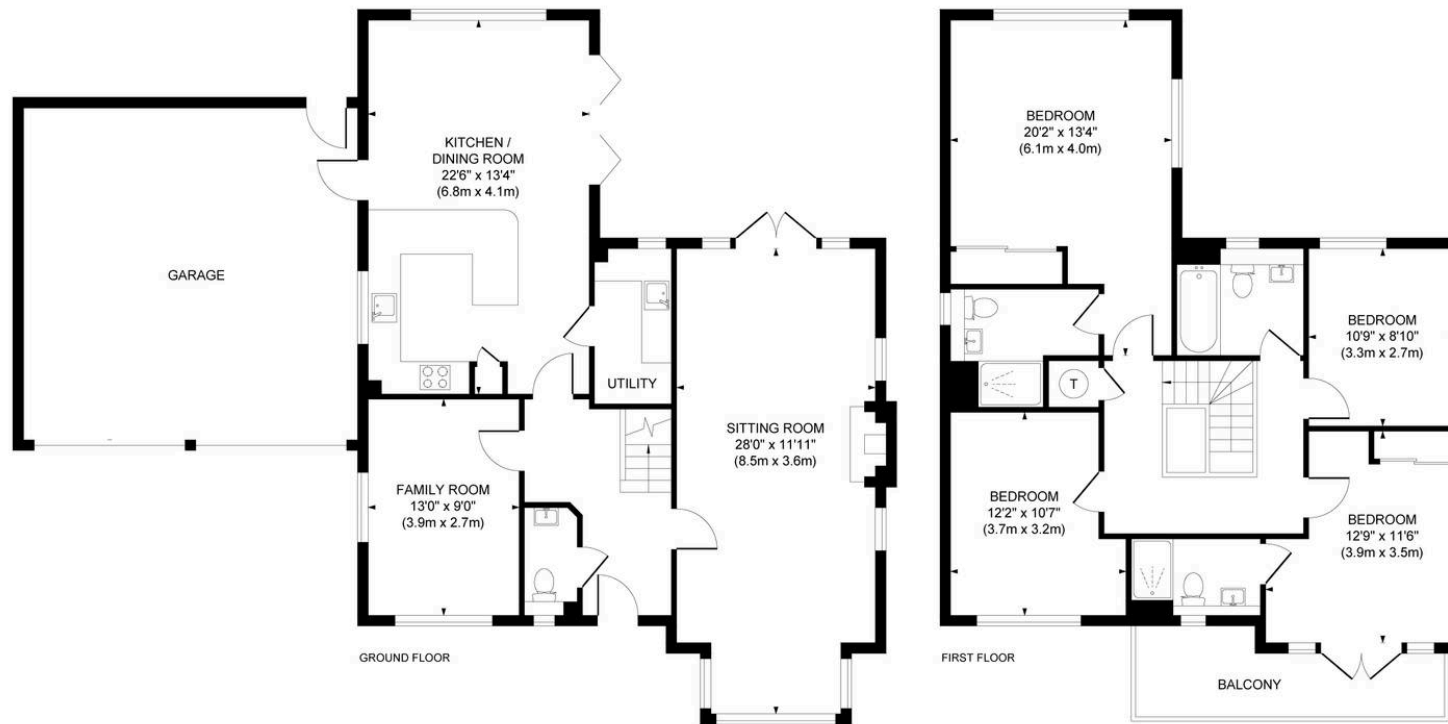
A23 at Bolney 5.7,

Gatwick Airport 15,

Brighton Seafront 14



Approximate Gross Internal Area  
2186 sq. ft / 203.10 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.

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