



2 The Coppice, Haywards Heath, West Sussex RH16 4WR
£550,000 ... Freehold

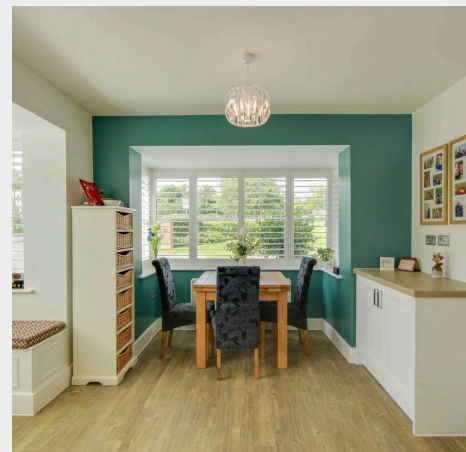


**MANSELL
McTAGGART**
Trusted since 1947



A beautifully presented 3 bedroom, 2 bath/shower room detached house with a driveway and detached garage alongside situated within the popular Beeches development off Rocky Lane on the southern edge of town.

- Detached home in beautiful order throughout
- Driveway with detached garage alongside
- 33' x 30' (average) east facing garden with a 24' x 10' west facing patio
- L-shaped sitting room with log burning stove
- Kitchen/breakfast room with appliances
- Master bedroom with en-suite shower room
- 2 further bedrooms and family bathroom
- Southern side of town close to countryside
- Warden Park Secondary Academy catchment
- Walk of Chailey School bus stop
- Internal viewing highly recommended
- Estate Charge: for the 6 month period (01.09.25-31.03.26) - £178.90
- Management agents: HML (0333 032 5955)
- EPC rating: B - Council Tax Band: E



The Coppice is located off Rocky Drive which 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.

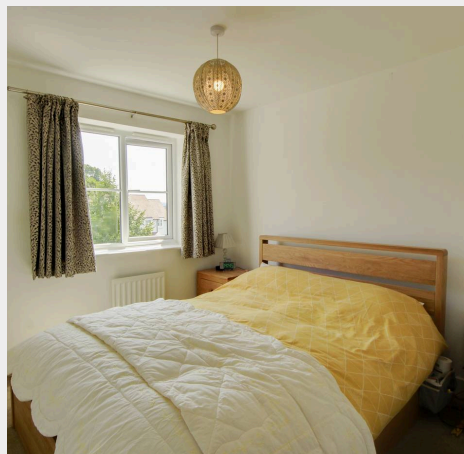
The town has an extensive range of shops, stores, restaurants, cafes and bars, 6th form college and a leisure centre.

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.

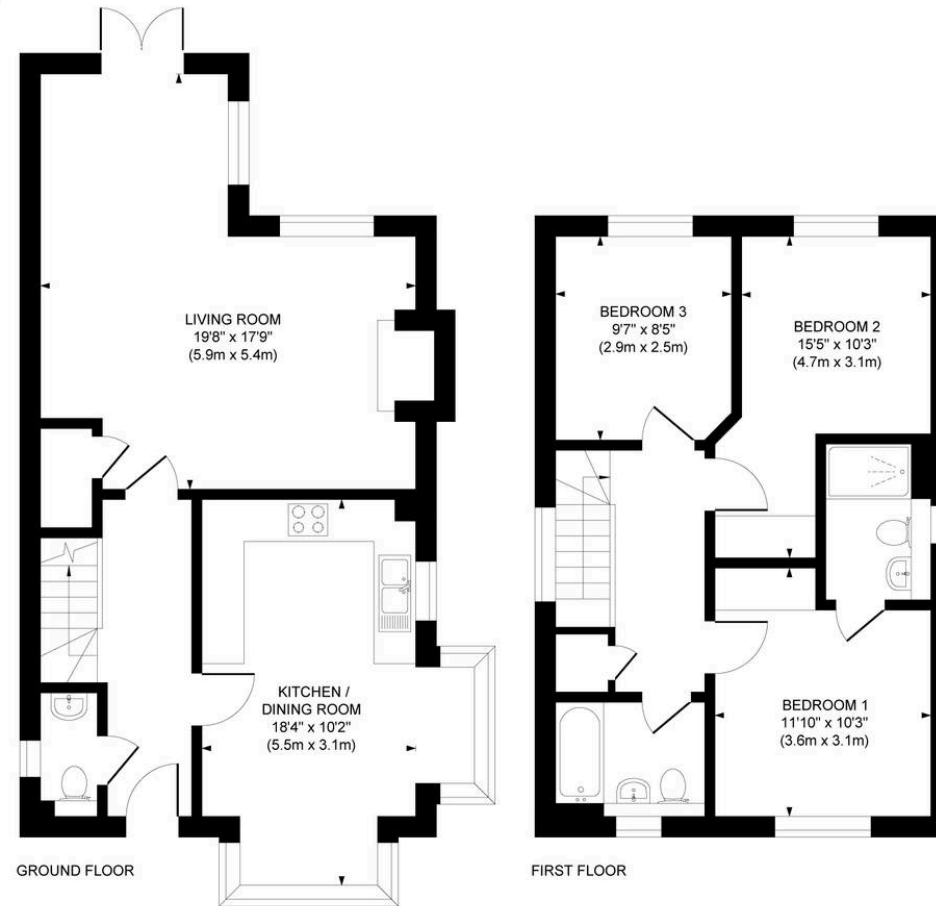
Open countryside is close by which includes several beauty spots like Ditchling and Chailey common nature reserve, the Ashdown Forest and the South Downs National Park.

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 providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins)
Wivelsfield 2.0 A23 at Bolney 5.7 Gatwick Airport 15 Brighton Seafront 14



Approximate Gross Internal Area
1076 sq. ft / 100.00 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
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.