



3 Roddick Walk, Haywards Heath, West Sussex RH16 4ZF

Guide Price £415,000-£425,000

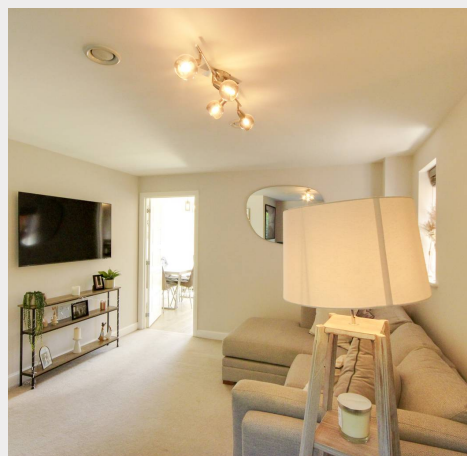


**MANSELL  
McTAGGART**  
Trusted since 1947



A 3 bedroom semi-detached modern house with 42' x 21' south facing rear garden with a gate leading to a parking space and larger than average single garage, situated on Rocky Lane and forming part of the popular Wychwood Park development

- Immaculate semi-detached house
- Built by Barratt Homes in 2019 with the upgraded 'Gold Internal Fittings' package
- Level 42' x 21' south facing rear garden
- Garage and parking space directly behind
- Family sized kitchen/dining area with integrated appliances
- Hall, cloakroom, L-shaped lounge
- Master bedroom with en-suite shower room
- 10-15 mins walk to the hospital
- Warden Park Secondary Academy catchment area
- Privately maintained estate charge: £250 pa approx.
- Managing agents: [hobdensmanage.co.uk](http://hobdensmanage.co.uk)  
T: 01903 711493/724040
- EPC rating: B - Council Tax Band: E

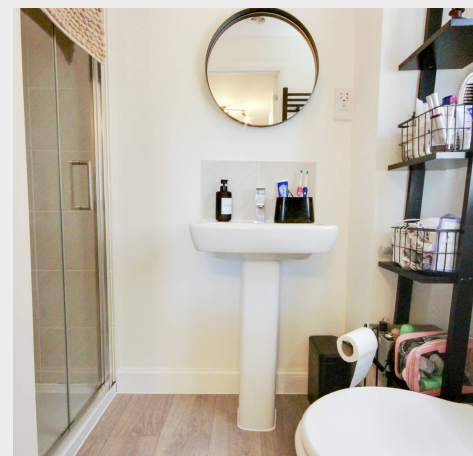
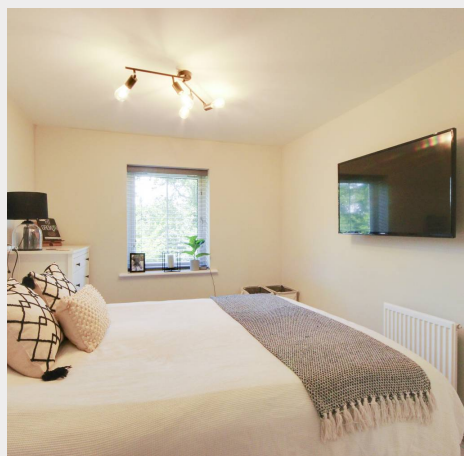


Roddick Walk fronts onto Rocky Lane and forms part of the Wychwood Park development on the southern side of town. The property is ideally placed within walking distance of the hospital, Vale surgery and pharmacy and is close to a bus route which links to the town centre, railway station and neighbouring districts. The town centre is within 1 mile where there is an extensive range of shops, stores, restaurants, cafés and bars. The town has numerous sports clubs and a leisure centre. There are several primary schools and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. Children tend to catch the school bus close by. There is also a 6th form college. Rocky Lane forms part of the A272 relief road giving swift access around the town and out to the A23 which lies about 6 miles to the west at Bolney.

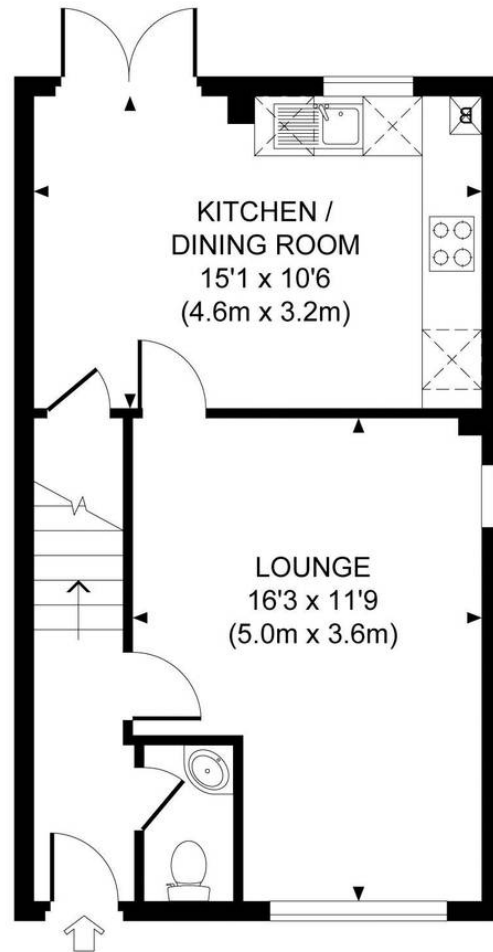
#### **Distances (approximate miles on foot/train/car)**

Schools: Bolnere Village (0.8 on foot), St Wilfrid's (0.9 on foot), St Joseph's RC (1.1 on foot), Warden Park Primary Academy (1.3 on foot), Warden Park Secondary Academy (Cuckfield 2.5) [bus service], Oathall Community College (Lindfield 1.7) [bus service], Haywards Heath 6th Form College (1.9)

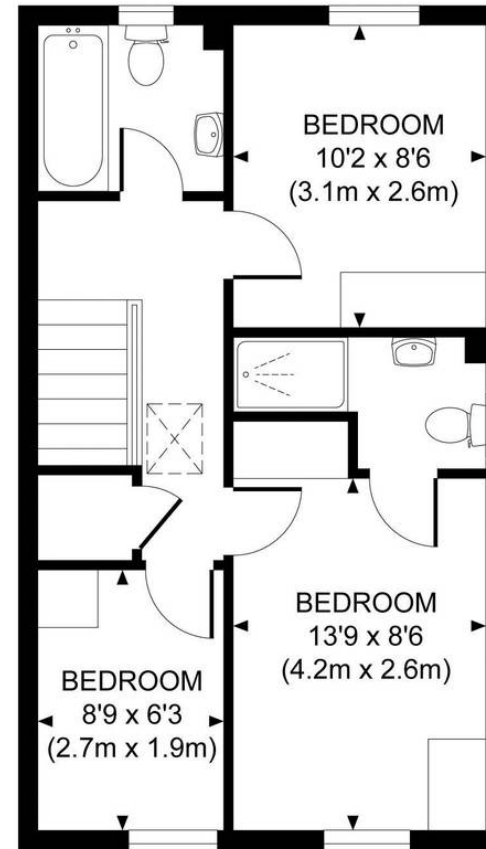
Mainline Station: Haywards Heath (1.3 miles [google maps] on foot) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Wivelsfield Station (2.1)



Approximate Gross Internal Area  
818 sq ft / 76.0 sq m



GROUND FLOOR



FIRST FLOOR

## Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP

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