



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

Guide Price ... £1,000,000 – £1,100,000 ... Freehold



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A 5/6 bedroom, 3 bathroom detached family home on this popular new development on the town's southern edge presented for sale in excellent order throughout having a double garage and driveway alongside, a recently re landscaped 60' wide x 30' deep rear garden within a short walk of countryside.

- Fabulous (2,453 sq ft) 5/6 bedroom home
- Immaculate and versatile accommodation over 3 floors
- Recently landscaped 60' x 30' rear garden
- Living room with fireplace and wood-burning stove
- 2 further reception rooms - 3 bathrooms
- Enormous family sized kitchen/living area - utility room
- Double garage and driveway alongside
- Easy walk of school bus stops (Warden Park, St Paul's & Chailey)
- New primary school to be built in Fox Hill area soon
- EPC rating: B - Council Tax Band: G
- Estate charge: £380 per annum





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





**Approx. Gross Internal Floor Area 2,453 sq. ft / 227.89 sq. m**

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# Mansell McTaggart Haywards Heath

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