



18 Elizabeth Road, Haywards Heath, West Sussex, RH16 4ZT

Guide Price ... £450,000 ... Freehold



**MANSELL
McTAGGART**
Trusted since 1947



A generously proportioned 3 double bedroom end of terrace house with a 30' x 17' west facing rear garden with home office/chalet with plenty of parking directly in front of the house, tucked away in a cul-de-sac on the town's southern edge close to countryside.

- 3 double bedroom end of terrace house
- Built by David Wilson to the Archford Plus design in 2022
- Plenty of parking directly outside for 3/4 cars
- West facing garden with home office/summer house
- Beautifully decorated and improved internally
- Sitting room with half panel walls & shutters
- Family kitchen/dining room with integrated appliances
- Master bedroom with en-suite shower room
- Several large parks and play areas close by
- Warden Park Secondary Academy catchment
- Remainder of the 10 year New Build Guarantee
- Private Estate charge: approx £300 per year
- EPC rating: B - Council Tax Band: D



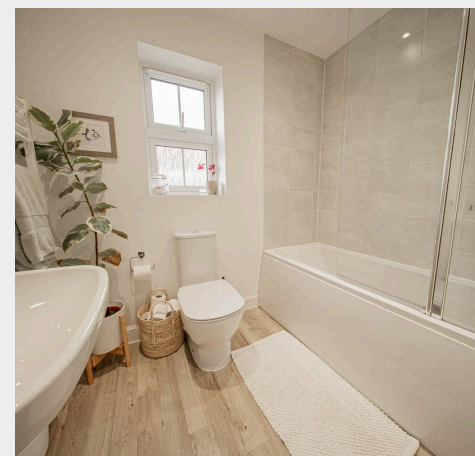
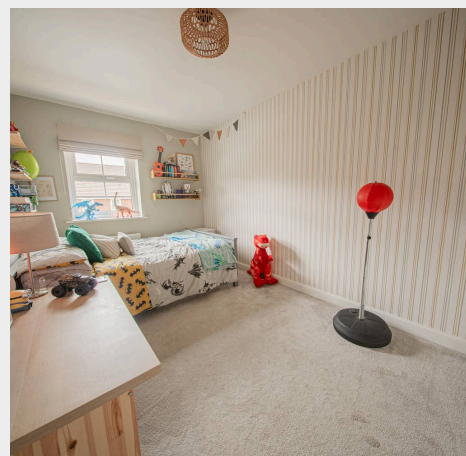
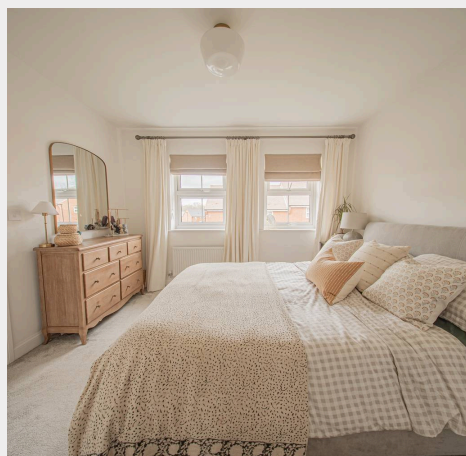
Elizabeth Road is located towards the southern end of Virginia Drive which forms part of the Wychwood Park development which in turn is located off Rocky Lane on the town's southern edge close to glorious countryside and parkland. A public footpath leads through to Rookery Way linking with Fox Hill and Rocky Lane giving swift pedestrian access to the town centre and bus stops for Warden Park Secondary Academy school. The footpath will continue down through the development once completed and link with countryside and the river to the south making a rather pleasant country walk through to the Fox and Hounds pub and the old village of Wivelsfield. 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. A new primary school is to be built off Hurstwood Lane soon and we assume will be the catchment area for this house.

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 Warninglid.

Distances in miles on foot/car/rail

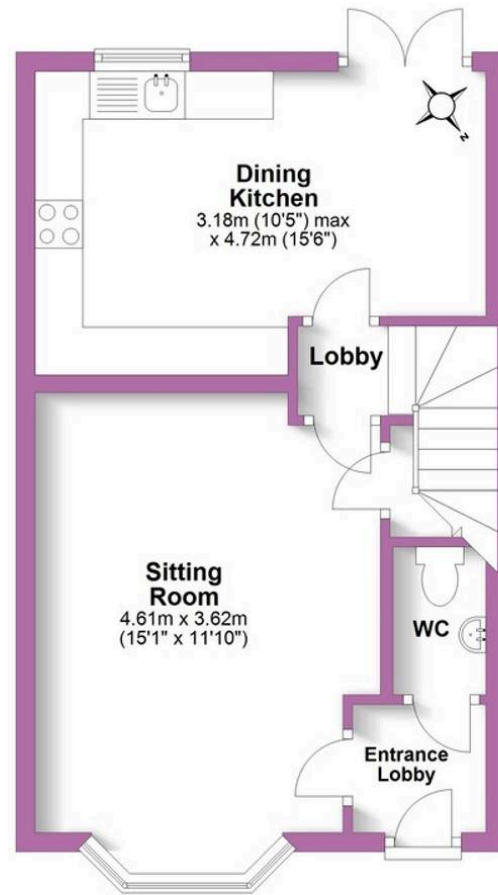
Haywards Heath Railway Station 1.8 (on foot)

Wivelsfield Station 2.2 (by car)



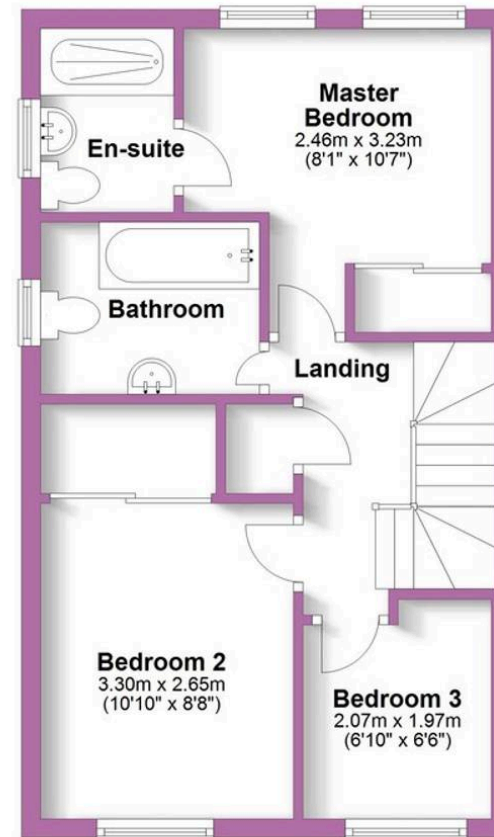
Ground Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 74.7 sq. metres (804.5 sq. feet)

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.