



105 Virginia Drive, Haywards Heath, West Sussex RH16 4XW

Guide Price £265,000 - £275,000 ... LEASEHOLD



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McTAGGART**  
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A double aspect south and west facing 1st floor apartment with 2 allocated parking spaces and 2 Juliette balconies enjoying a wonderful outlook and views to the South Downs on the popular Wychwood Park Development on the town's southern edge.

- Immaculate 1st floor 2 bedroom apartment
- Built in 2023 by Barratt Homes
- 2 allocated parking spaces (No. 226 x 2)
- 2 Juliette balconies in the main living area
- All windows enjoy south or westerly aspects
- Great views over open parkland
- Fully equipped kitchen with appliances
- Master bedroom with en-suite shower room
- Plenty of storage & utility cupboards
- Internal viewing highly recommended
- Amtico flooring and quality carpets
- Remainder of 10 Year Build Guarantee
- EPC rating: B - Council Tax Band: B
- Tenure: leasehold 999 years from 1 February 2023
- Ground rent: none payable
- Service charge: approximately £1,027 for 2026
- Estate charge: approximately £217 for 2026
- Managing agents: Hobdens Property Management Ltd, 401A Beach Road, Littlehampton, West Sussex, BN17 5JA  
t: 01903 724040  
e: [info@hobdensmanage.co.uk](mailto:info@hobdensmanage.co.uk)  
w: [hobdensmanage.co.uk](http://hobdensmanage.co.uk)



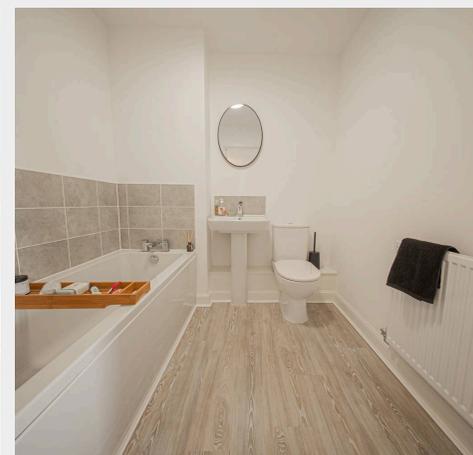
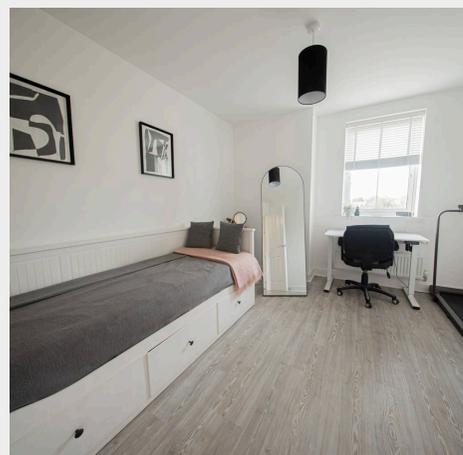
The property is situated in the central part of the Barratt/David Wilson Homes 'Wychwood Park' development overlooking the parkland, which in turn is situated off Rocky Lane on the town's southern outskirts close to countryside. Children from this side of town fall into the catchment area for Warden Park Secondary Academy School in Cuckfield for which they catch a bus. A footpath leads through the development linking 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 property.

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.

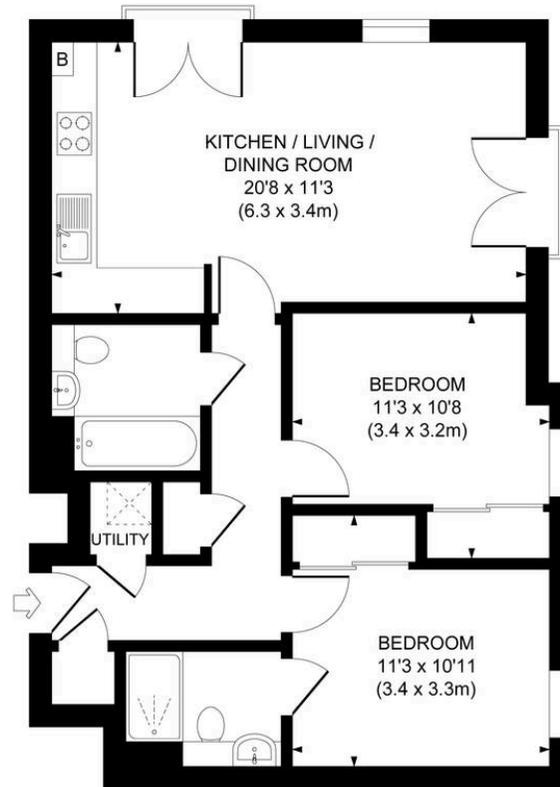
#### **Distances in miles on foot/car/rail**

Haywards Heath Railway station 1.8 (on foot)

Wivelsfield Station 2.2 (by car)



Approximate Gross Internal Area  
651 sq. ft / 60.52 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**  
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