



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

Guide Price £415,000

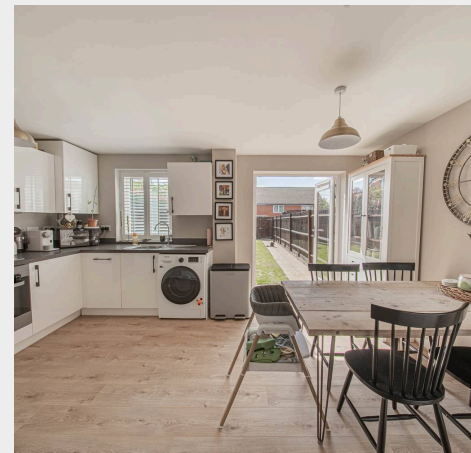


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A 3 bedroom semi-detached modern house with a 41' x 21' south facing rear garden and garage situated on this popular development off Rocky Lane on the town's southern edge.

- Immaculate 3 bedroom semi-detached house
- Popular Wychwood Park development
- Fabulous 41' x 21' south facing rear garden
- Garage and parking space behind
- Lounge & kitchen/breakfast room
- Kitchen has integrated appliances & doors out to the garden
- Master bedroom with en-suite shower room
- 2 further bedrooms and bathroom
- Walking distance of countryside & the hospital
- Warden Park Secondary Academy catchment
- Private estate charge: current 6 month period = £108.58
- 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.

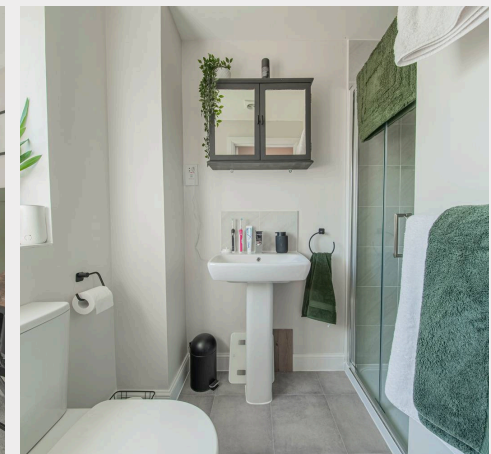
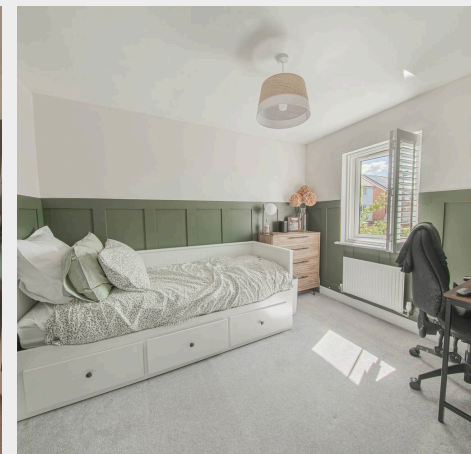
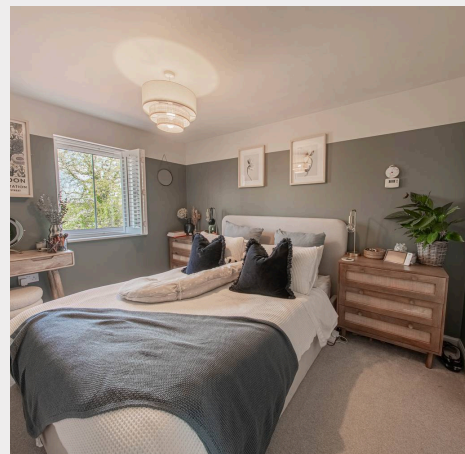
The town centre is within 1 mile where there is an extensive range of shops, stores, restaurants, cafés and bars. The town has numerous sports clubs and a leisure centre.

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.

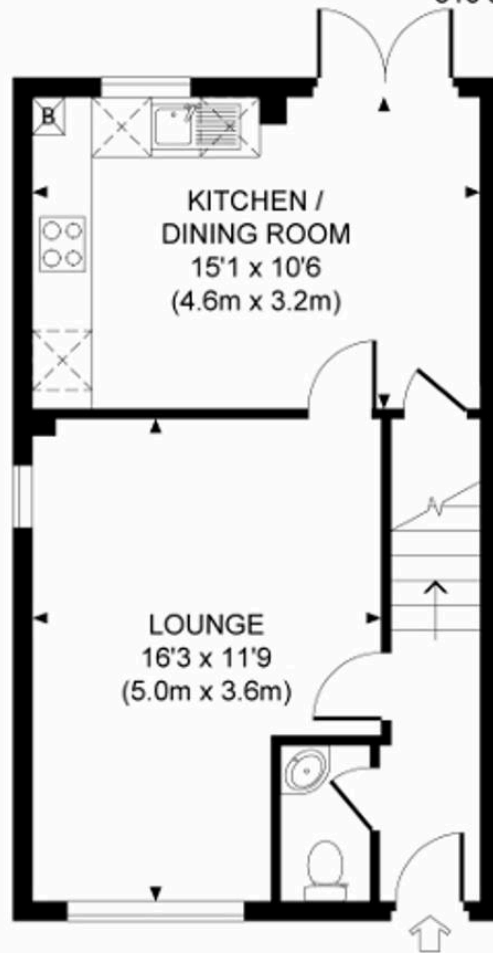
Rocky Lane forms part of the A272 relief road giving swift access around the town and out to the A23 which lies about 6 miles to the west at Bolney.

Distances (approximate miles on foot/train/car)

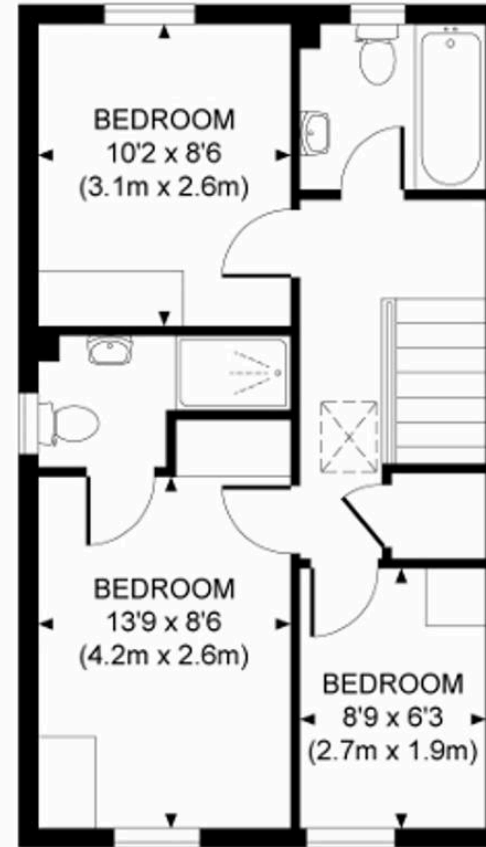
Schools: Bolnore Village (0.8 on foot), St Wilfrid's (0.9 on foot), St Joseph's RC (1.1 on foot), Warden Park Primary Academy (1.3 on foot), Warden Park Secondary Academy (Cuckfield 2.5) [bus service], Oathall Community College (Lindfield 1.7) [bus service], Haywards Heath 6th Form College (1.9)
Mainline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

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