



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

GUIDE PRICE .. £850,000 .. FREEHOLD





A beautifully presented and considerably upgraded 4 bedroom detached house occupying a generous corner plot in this increasingly popular new development on the town's southern edge close to numerous large open greens and countryside.

- Corner plot on popular new development
- Built by Crest Nicholson in 2016 to their 'Mantis' design
- Double garage part converted to gymnasium
- New air source heat pump heating system installed
- Air conditioning fitted to all bedrooms and gymnasium
- 80' x 38' partly walled south facing garden
- Family kitchen with stone tops & appliances
- Utility room – internal door to gym/garage
- Fabulous living room with wood burning stove
- Separate playroom and downstairs cloakroom
- Master bedroom with en-suite shower room
- Guest bedroom with en-suite shower room
- Warden Park Secondary Academy catchment
- EPC rating: B - Council Tax Band: G
- Internal viewing highly recommended



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)**

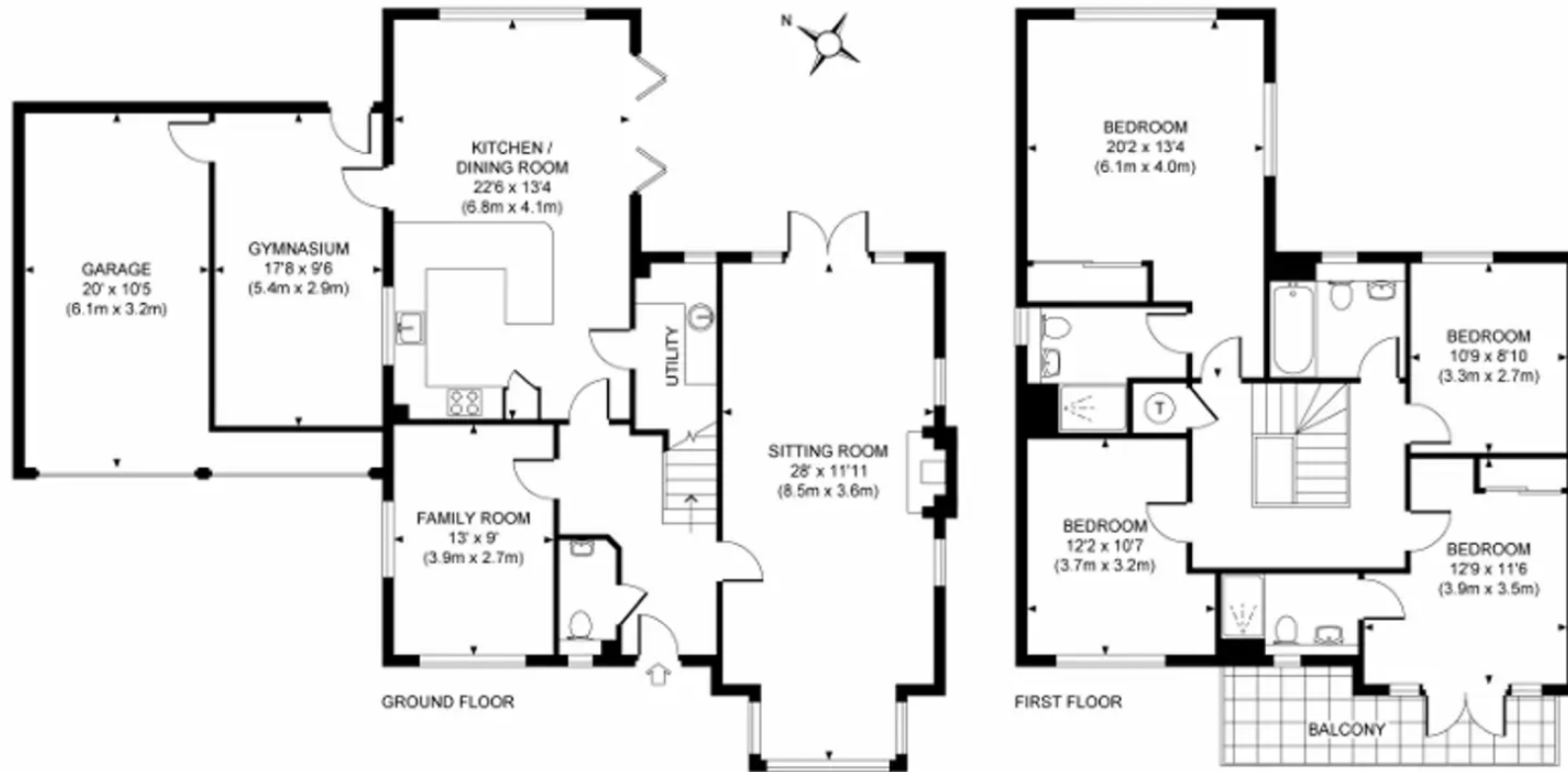
**Schools:** St Wilfrid's Primary 1.3, Warden Park Primary Academy 1.5, St Joseph's Primary 1.2, Warden Park Secondary Academy in Cuckfield 2.3, Oathall Community College in Lindfield 2.2, St Paul's RC Academy 4.2

**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



Approximate Gross Internal Area  
2186 sq ft / 203.1 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 any decisions reliant upon them.

## Mansell McTaggart Haywards Heath

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