



## 5 Alma Copse, Haywards Heath, West Sussex RH16 4ZH

PRICE ... £425,000 ... FREEHOLD



**MANSSELL  
McTAGGART**  
Trusted since 1947



A 3 bedroom semi-detached house with a 33' x 26' landscaped rear garden and driveway alongside for 2 cars on the popular new Wychwood Park development situated off Rocky Lane on the town's southern outskirts close to some large parks and within an easy walk of the hospital.

- Recently built house on popular development
- Built by Barratt to their 'Maidstone' design in 2019
- Driveway for two cars alongside
- Fabulous landscaped garden for easy maintenance
- Family sized kitchen/breakfast room with doors out to garden
- Separate living room
- Tiled floors throughout ground floor
- Master bedroom with en-suite shower room
- Remainder of 10 year Building Guarantee
- 5 minute walk to Chailey & Warden Park School bus stops
- 10-15 mins walk to Princess Royal Hospital
- 1.6 miles to Haywards Heath Railway station
- 2.1 miles to Wivelsfield station
- EPC rating: B - Council Tax Band: D

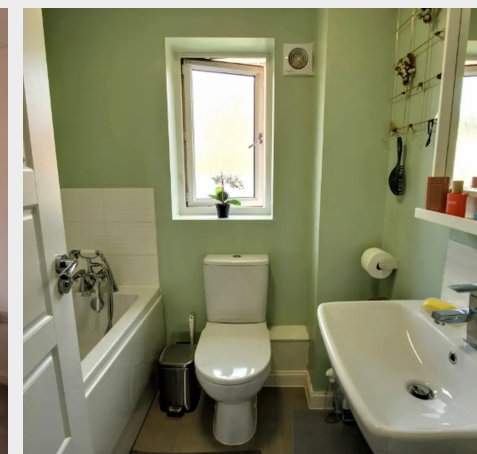
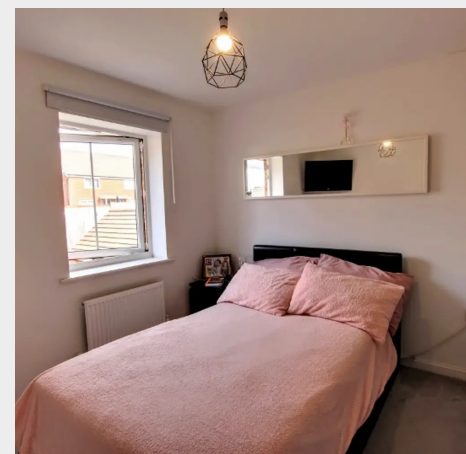
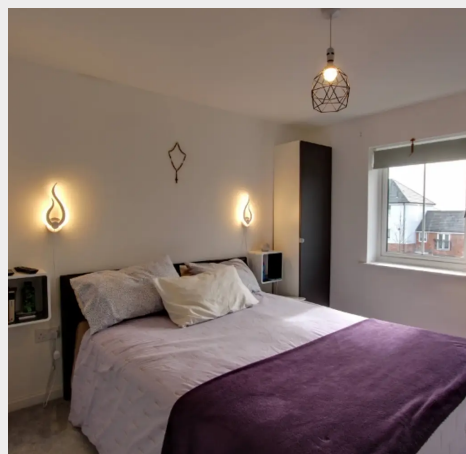


Alma Copse is situated off Virginia Drive which, in turn, is located off Rocky Lane and forms part of the new Wychwood Park development on the southern side of town. The property is ideally placed within walking distance of the hospital, Vale surgery and pharmacy and is close to a bus route which links 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.

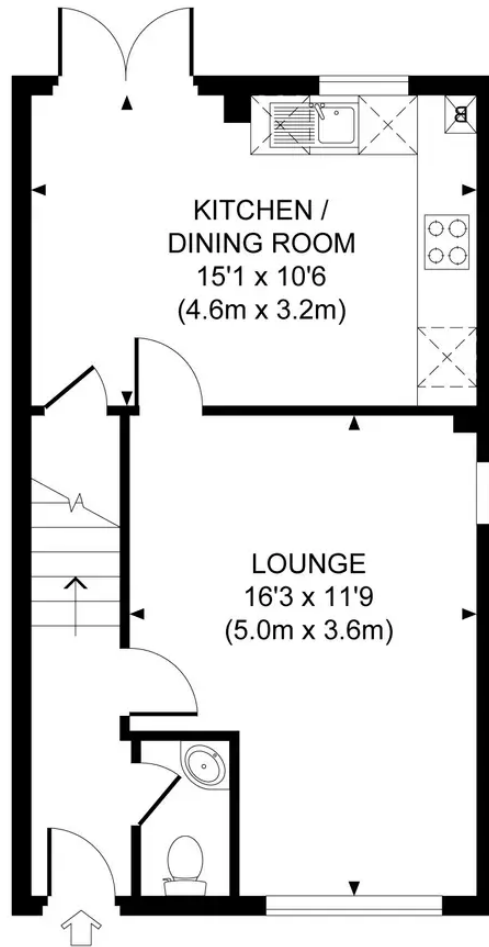
**Distances (approximate miles on foot/train/car)**

**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], 6th Form College (1.9)

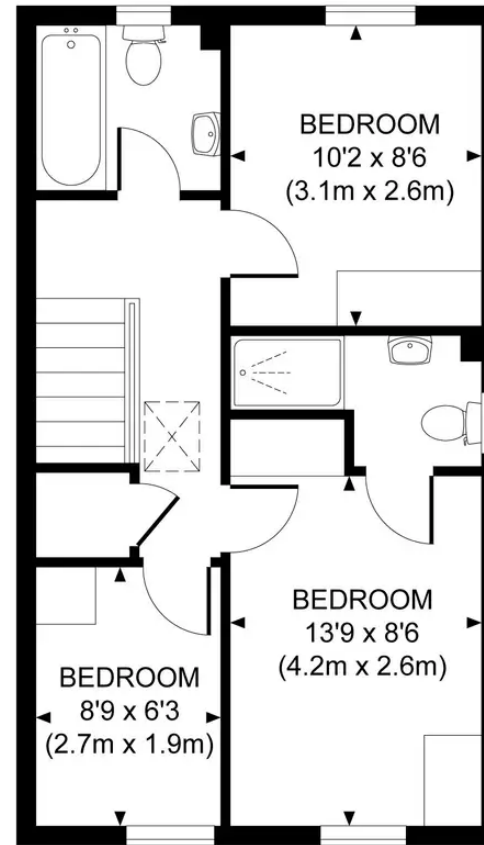
**Mainline Station:** Haywards Heath (1.6 miles [google maps] on foot) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Wivelsfield Station (2.1)



Approximate Gross Internal Area  
818 sq ft / 76.0 sq m



GROUND FLOOR



FIRST FLOOR

## Mansell McTaggart Haywards Heath

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