



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

GUIDE PRICE ... £325,000-£335,000 ... FREEHOLD



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McTAGGART**  
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A Freehold 2 bedroom coach house apartment with garage beneath and an adjoining fully enclosed private garden forming part of the new Wychwood Park development on the town's southern edge enjoying an open outlook over parkland. (The property is self maintaining – no fixed service charges\*)

Tenure: Freehold – The property comes with the right hand side garage and the two other garages are part of the freehold and sold off on 999 year leases to the neighbouring houses.

Service charge: \* The property maintains and insures the entire building, so there is no annual service charge, although like all the houses on the development you pay an estate charge towards the upkeep and maintenance of all the communal parts and future expenditure of this private estate. Managing agents for the Estate: Firstport

- Built in 2021 by David Wilson Homes
- Self maintaining – no fixed maintenance charges\*
- Driveway parking, integral garage, private garden
- Potential for garage/loft conversion STPP
- Private front door and panelled entrance hall
- South facing sitting room with Juliette balcony
- Great outlook over parkland
- Separate fully equipped kitchen
- 2 south facing bedrooms and large bathroom
- Remainder of 10 year build guarantee
- EPC rating: B – Council Tax Band: C





The property is situated in the central part of the Barratt/David Wilson Homes 'Wychwood Park' development which in turn is situated off Rocky Lane on the town's southern outskirts close to countryside. A public footpath 20 yards to the west of the coach house 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 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)





**Ground Floor**



**First Floor**

Kitchen	4570 x 1949 mm	14'11" x 6'4"
Lounge/Dining	4682 x 5502 mm	15'4" x 18'0"
Bedroom 1	3464 x 3356 mm	11'4" x 11'0"
Bedroom 2	2461 x 2099 mm	8'0" x 6'10"
Bathroom	2149 x 1949 mm	7'0" x 6'4"

## Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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