



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

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



**MANSELL
McTAGGART**
Trusted since 1947

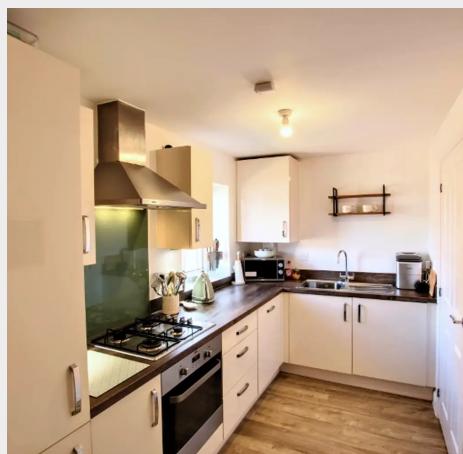


A Freehold 2 bedroom coach house apartment with garage beneath and an adjoining fully enclosed private garden forming part of the new Wychwood Park development on the town's southern edge enjoying an open outlook over parkland. (The property is self maintaining – no fixed service charges*)

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/or 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

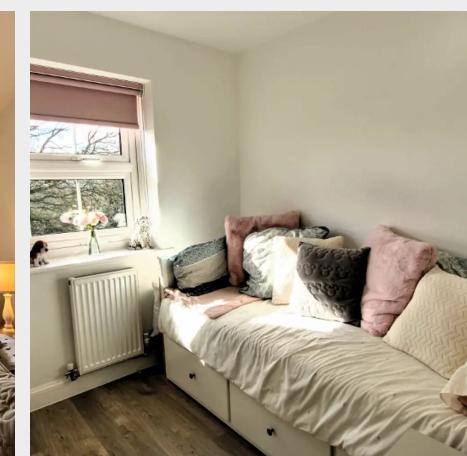


The property is situated in the central part of the Barratt/David Wilson Homes 'Wychwood Park' development which in turn is situated off Rocky Lane on the town's southern outskirts close to countryside. A public footpath 20 yards to the west of the coach house leads through to Rookery Way linking with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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.