



9 Clementina Crescent, Haywards Heath, West Sussex RH16 4ZP

GUIDE PRICE ... £650,000-£675,000 ... FREEHOLD

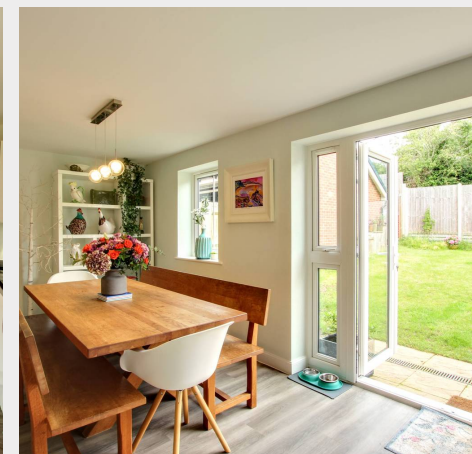


**MANSELL
McTAGGART**
Trusted since 1947



An almost new 5 bedroom detached house with well proportioned accommodation of 1,530 sq ft, a good size garden with long driveway and garage alongside in the Wychwood Park development on the town's southern outskirts. The house was built by Barratt Homes to their 'Lamberton' design in 2021 and is presented for sale in immaculate and neutral decorative order throughout.

- 5 bedroom detached house built in 2021 by Barratt Homes
- Well proportioned accommodation over 2 storeys
- Long driveway and garage alongside
- 38' x 33' fully enclosed rear garden
- Fabulous full width kitchen/living/dining area with doors to garden
- Separate utility room
- Sitting room and further lounge/dining room
- Master bedroom with fitted wardrobes & ensuite shower room
- 4 further big bedrooms and family bathroom
- Close to large open green/park once development is finished
- Short walk to the Fox and hounds pub & countryside
- Warden Park Secondary Academy catchment
- EPC rating: B - Council Tax Band: F



The property is situated on the eastern side of 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 just to the west of the 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 both Warden Park Secondary Academy School and Chailey Secondary School. The footpath will continue down through the development once completed and link with countryside and the river making a rather pleasant country walk through to the Fox and Hounds pub and the old village of Wivelsfield. A new primary school is to be built on Hurstwood Lane.

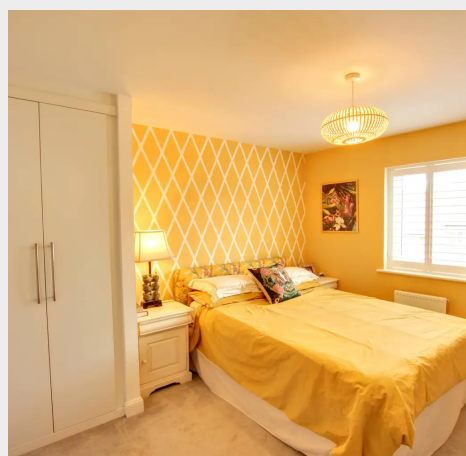
The town centre has an extensive range of shops, stores, restaurants, cafés and bars, a leisure centre, a 6th form college and several good primary schools.

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.

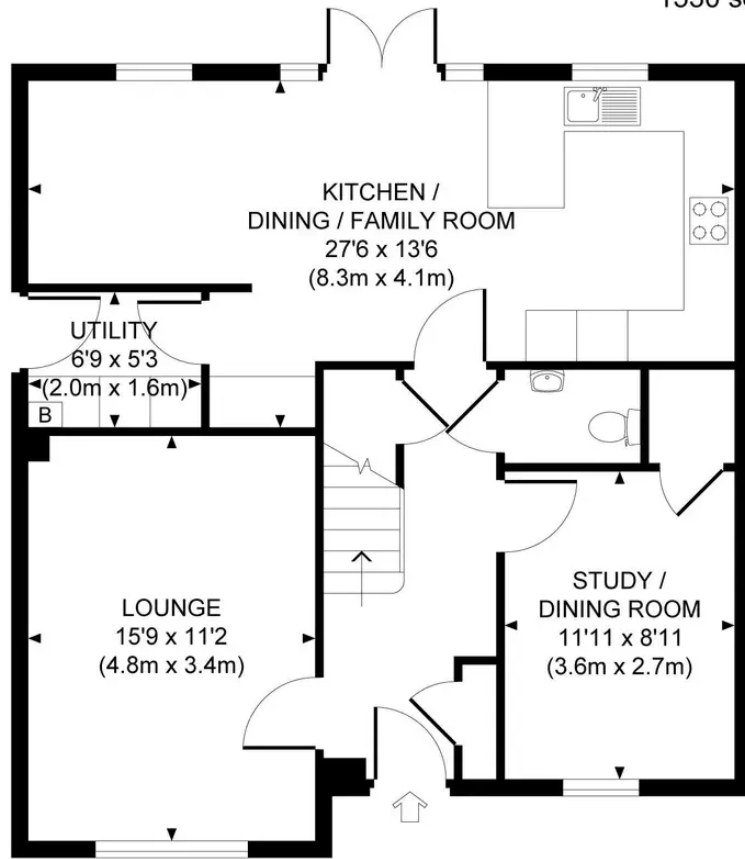
Distances on foot/car/rail:

Haywards Heath Railway station 1.8

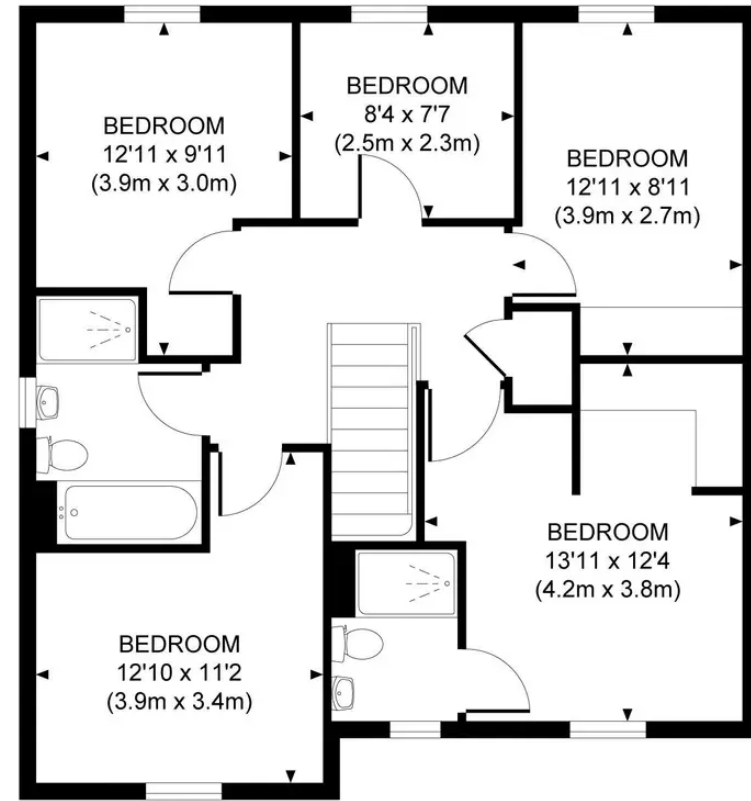
Wivelsfield Station 2.2



Approximate Gross Internal Area
1530 sq ft / 142.2 sq m



GROUND FLOOR



FIRST FLOOR

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.