



1 Sophia Place, Haywards Heath, West Sussex RH16 4ZW

PRICE ... £425,000 ... FREEHOLD



**MANSSELL
McTAGGART**
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An almost new 3 bedroom end of terraced house located within the popular new Wychwood Park development on the town's southern edge, close to countryside and within walking distance of the Fox and Hounds pub and a soon to be built new primary school off Hurstwood Lane.

- Built by David Wilson homes in 2023 to their Archford design
- 2 allocated parking spaces directly in front
- 29' x 17' fully enclosed rear garden
- Master bedroom with en-suite shower room
- 2 further bedroom and bathroom
- Hall, cloakroom and sitting room
- Kitchen/breakfast room with integrated appliances and doors out to the rear garden
- Close to several large parks & play areas
- Estate charge: No charge is currently being taken whilst the development is being finished
- EPC rating: B - Council Tax Band: D



Sophia Place is located towards the southern end of Virginia Drive which forms part of the Wychwood Park development which in turn is located off Rocky Lane on the town's southern edge close to glorious countryside and parkland. A public footpath 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 house. 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

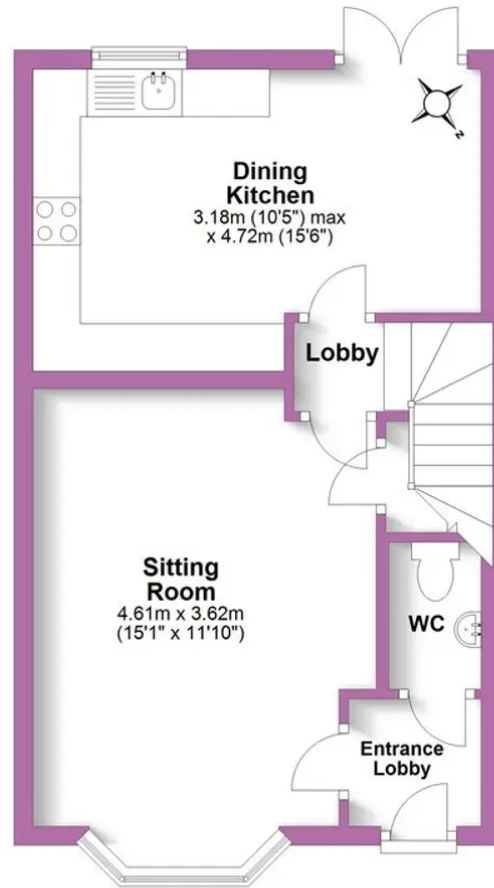
Haywards Heath Railway station 1.8 (on foot)

Wivelsfield Station 2.2 (by car)



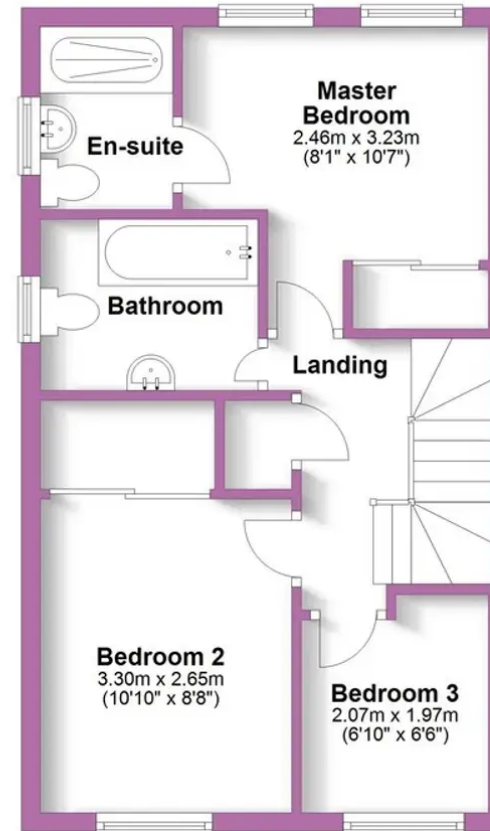
Ground Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 74.7 sq. metres (804.5 sq. feet)

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

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