

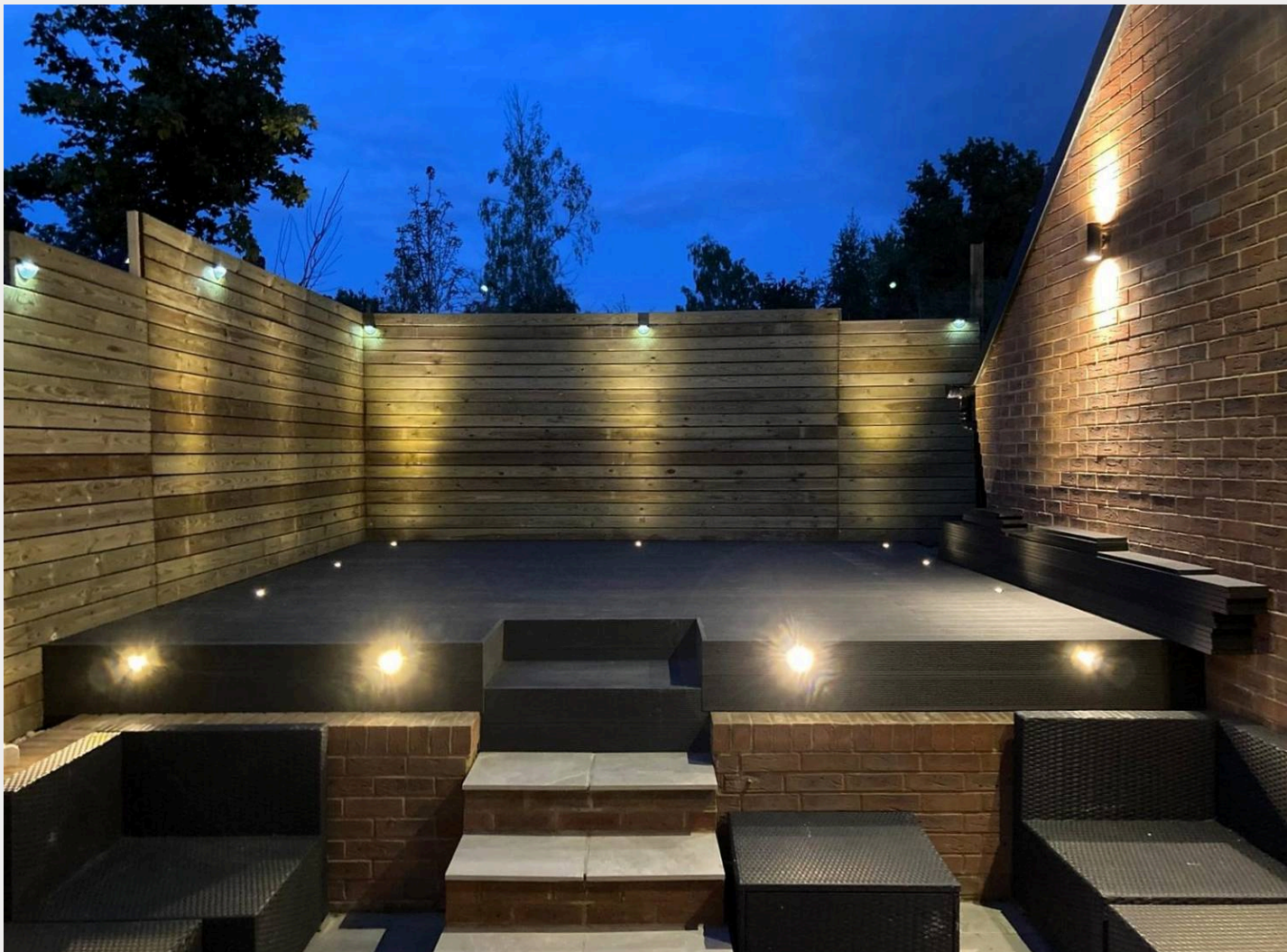


5 Virginia Drive, Haywards Heath, West Sussex RH16 4XW

Guide Price £550,000 - £565,000

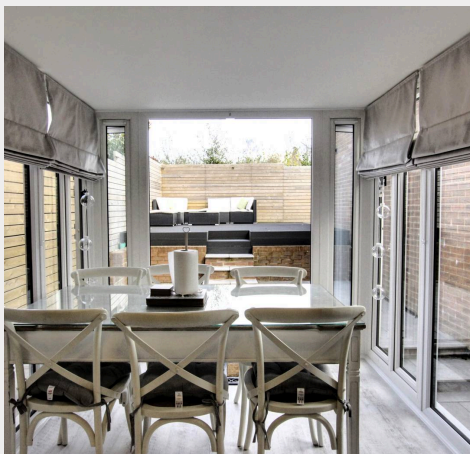


**MANSELL
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A fabulous and greatly enhanced 4 double bedroom, 2 bathroom semi-detached town house with a partially converted garage to create a fabulous recreation room/home office suite on this popular new development on the town's southern edge and within the Warden Park Secondary Academy School catchment area.

- Substantial 4 double bedroom town house
- Originally one of the show units built by David Wilson Homes to their Greenwood design (plot 3)
- Many upgrades including a conservatory
- Large open plan living area
- Garage partially converted to create home office
- 29' x 15' paved and decked rear garden
- Long driveway for 2/3 vehicles
- Close to countryside and several large parks
- Warden Park Secondary Academy School catchment area
- EPC rating: B - Council Tax Band: E
- Estate Service Charge: Jan-Dec 24 - £162.97
- Managing Agents: First Port Services



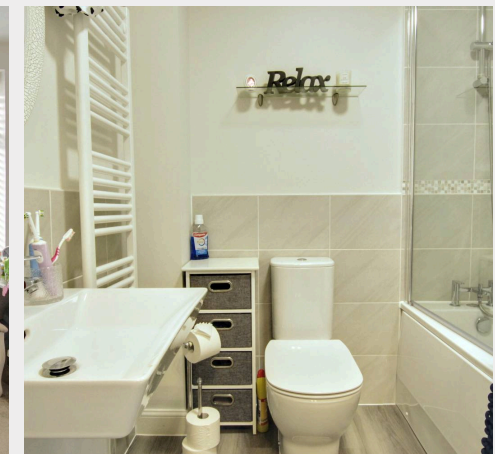
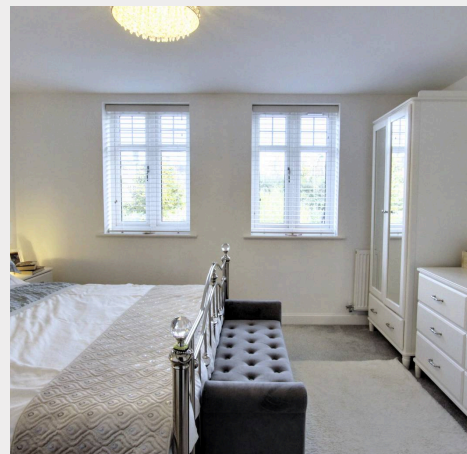
The property is situated on the eastern side of Barratt/David Wilson Homes Wychwood Park development which in turn is situated off Rocky Lane on the town's southern outskirts close to countryside. A public footpath just to the west of the house leads through to Rookery Way linking with Fox Hill and Rocky Lane giving swift pedestrian access to the town centre and bus stops for Warden Park Secondary Academy School. The footpath links with countryside and the river 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. 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:

0.8 mile walk to the hospital

1.6 mile walk to Haywards Heath railway station

2 mile drive to Wivelsfield railway station





Approximate Gross Internal Floor Area 1435 sq. ft / 133.34 sq. m (Including Garage & Outbuilding)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Mansell McTaggart Haywards Heath

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