



4 Virginia Drive, Haywards Heath, West Sussex RH16 4XY

Guide Price £525,000 - £550,000

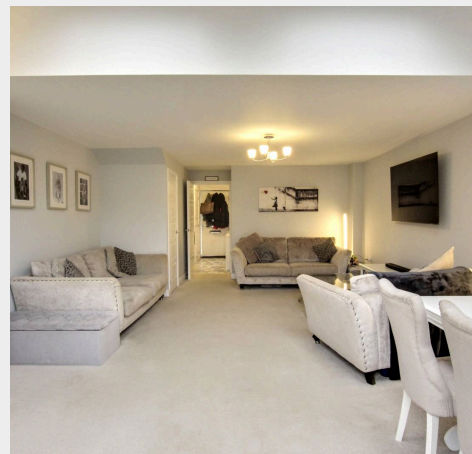


**MANSSELL
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A surprisingly spacious 4 bedroom semi-detached town house built in 2019 by Barratt Homes to their 'Woodvale' design forming part of the very popular Wychwood Park development on the town's southern edge.

- 4 bedroom semi-detached town house
- Popular development on town's southern edge
- Walking distance of the hospital and countryside
- Warden Park Secondary Academy School catchment area (bus)
- 33' x 17' west facing garden
- Additional 12' x 10' courtyard
- Private driveway & attached single garage alongside
- Beautiful tiled floor in hall and kitchen
- Fabulous fitted kitchen with appliances
- Large living room with doors out to rear garden
- Top floor master bedroom suite
- Estate Service Charge: Jan-Dec 24 - £162.97 (paid half yearly)
- Managing Agents: First Port Services
- EPC rating: B - Council Tax Band: E



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.

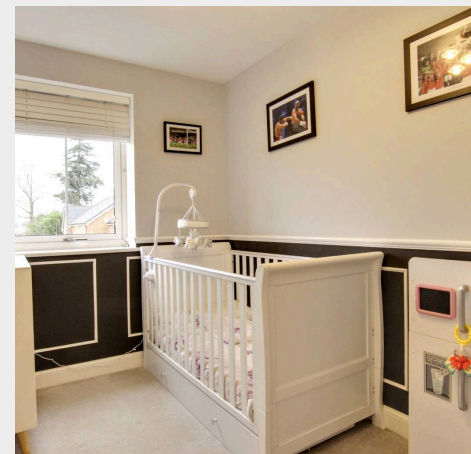
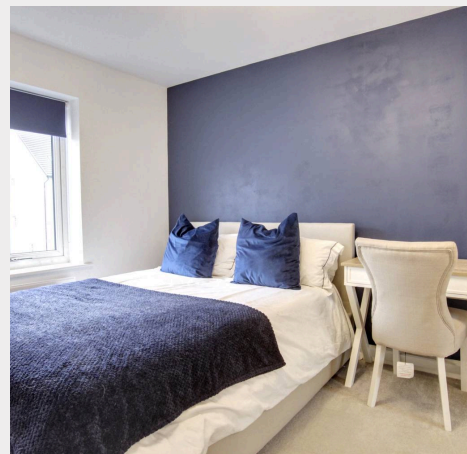
By road, access to the major surrounding areas can be gained via Rocky Lane (A272) and the A/M23 which lies about 7 miles to the west at Bolney or Warninglid.

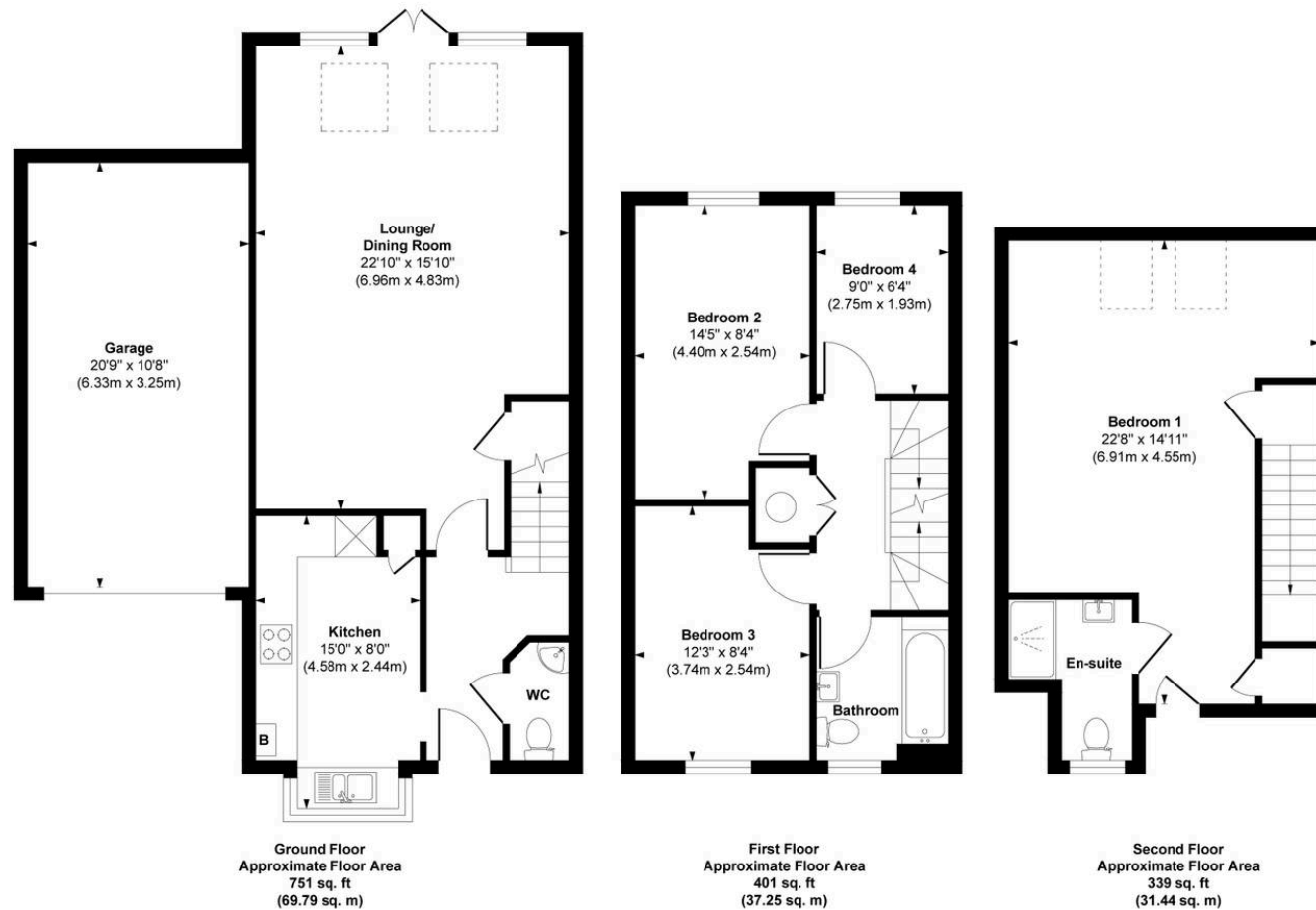
Distances in miles on foot/car/rail:

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 1491 sq. ft / 138.49 sq. m (Including Garage)

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

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