



**4 Roddick Walk, Haywards Heath, West Sussex RH16 4ZF**

Guide Price £400,000 - £410,000

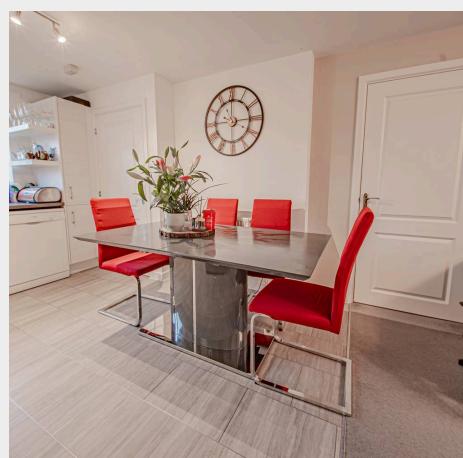


**MANSELL  
McTAGGART**  
Trusted since 1947



A very big (850 ft.<sup>2</sup>/78 m<sup>2</sup>) 2 double bedroom end of terrace house with a 41' south facing rear garden and 2 allocated parking spaces behind situated on the recently built Wychwood Park development off Rocky Lane on the town's southern edge.

- Much larger than average 2 bedroom house
- Fabulous open plan kitchen/living area
- 2 huge double bedrooms and bathroom
- Rear lobby, cloakroom, walk-in store cupboard
- 41' x 20' south facing rear garden
- 2 parking spaces – No. 316 x 2 behind (accessed from Alma Copse)
- EPC rating: B – Council Tax Band: C
- Estate service charge currently: £116.04
- Wychwood Park is a privately managed estate where the residents enjoy maintained planted areas, parks and children's play areas for the enjoyment of all
- Managing agents: Hobdens Management Ltd  
e: [hobdensmanage.co.uk](http://hobdensmanage.co.uk)  
t: 07903 711493/724040



Roddick Walk fronts onto Rocky Lane and forms part of the Wychwood Park development on the southern side of town. The property is ideally placed within walking distance of the hospital, Vale surgery and pharmacy and is close to a bus route which links to the town centre, railway station and neighbouring districts.

The town centre is within 1 mile where there is an extensive range of shops, stores, restaurants, cafés and bars. The town has numerous sports clubs and a leisure centre. There are several primary schools and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. Children tend to catch the school bus close by. There is also a 6th form college.

Rocky Lane forms part of the A272 relief road giving swift access around the town and out to the A23 which lies about 6 miles to the west at Bolney.

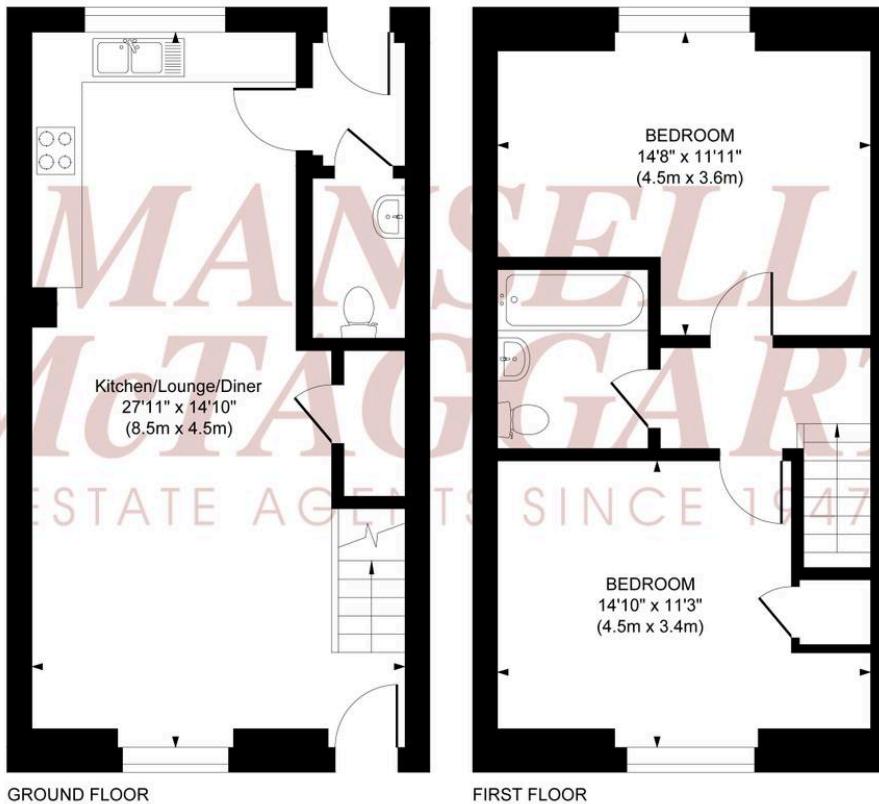
#### **Distances (approximate miles on foot/train/car)**

Schools: Bolnore Village (0.8 on foot), St Wilfrid's (0.9), St Joseph's RC (1.1), Warden Park Primary Academy (1.3), Warden Park Secondary Academy (Cuckfield 2.5) [bus service], Oathall Community College (Lindfield 1.7) [bus service], Haywards Heath 6th Form College (1.9)

Mainline Station: Haywards Heath (1.4) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Wivelsfield Station (2.1)



Approximate Gross Internal Area  
824 sq. ft / 76.59 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Haywards Heath

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