



**Downsview Drive,  
Wivelsfield Green, RH17 7RW**

**Guide Price  
£500,000 to £525,000**

**01444 474447  
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**Residential sales, lettings,  
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Wivelsfield Green, RH17 7RW**



**LOCATION**

The property is set in the popular village of Wivelsfield Green, which is set to the south of Haywards Heath, with good access to Burgess Hill too. The village has a good community, with Wivelsfield Green Primary School set within a short walk of the property, as is The Cock Inn pub and the Londis convenience store, for your day to day needs. The busier towns of Burgess Hill and Haywards Heath offer a good range of shopping facilities, with a choice of supermarkets and also main line stations that service Brighton (15 mins) and London Bridge (45 mins). The village also features a large green and village hall, with extensive areas of open countryside, ideal for long walks or cycle rides.

**ACCOMMODATION**

The property offers good sized accommodation, primarily arranged around a central hallway, with a generous living room to the front of the property which could alternatively be used as a master bedroom. In addition, there is a further living room set to the rear of the property that leads into the conservatory/sun room. The kitchen has been equipped with a modern range of floor and wall mounted units, with an integrated hob and a double oven. The main bedroom is set to the rear of the bungalow, so overlooks the garden and

benefits from having an en suite shower room, with a further bedroom set to the front of the property. The main bathroom is equipped with a modern white suite and features a corner white bath with a jacuzzi style spa bath and shower.

**OUTSIDE**

The property is set on a generous corner plot with good potential to extend, (STPP), to both sides. To the front there is a generous driveway providing good off street parking, with an adjacent area laid to lawn, with flower and shrub borders. The driveway leads to an attached double garage with power, light and a door to the garden. To the rear there is a patio that leads to an area of lawn with a partially raised area inset with slate chippings and a flower bed. In addition, there is a spacious side area that houses a timber building, laid to paving and offering good potential for extension (STPP).







**Buses**

3 minute walk



**Shops**

Londis  
3 minute walk



**Trains**

Wivelsfield – 3 miles  
Burgess Hill – 4 miles



**Airport**

Gatwick  
16.8 miles



**Roads**

M23  
12.3 miles



**Sport & Leisure**

The Dolphin, Haywards Heath  
4.2 miles  
The Triangle, Burgess Hill  
5.1 miles



**Rental Income**

£1,700 pcm



**Schools**

Wivelsfield Primary  
Oathill  
Community College



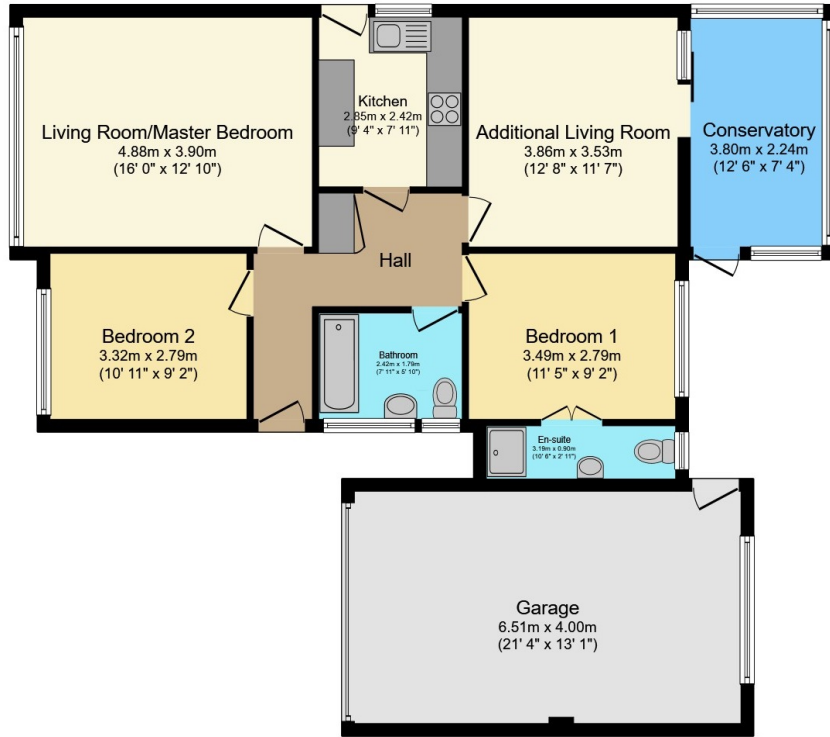
**Broadband**

Up to 900 Mbps



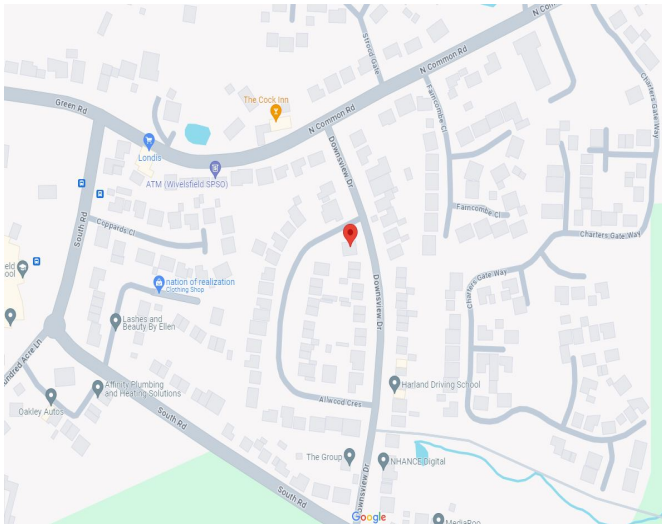
**Council Tax**

Band D



**Floor Plan**

**Map Location**



**Total Approximate Floor Area**  
**1,202 sq ft / 112 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>92</b>
(81-91)	<b>B</b>	<b>87</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01444 474447**  
**hhsales@brocktaylor.co.uk**



**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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