



**Southern View
Haywards Heath, RH16 4XD**

**Asking Price Of
£960,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

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LOCATION

The Beeches development at Rocky Lane was built back in 2017 by Crest Nicholson and enjoys a peaceful location in the High Weald countryside. This is the English landscape at its best, with rolling terrain sweeping towards the white cliffs of the south coast and is deservedly an Area of Outstanding Natural Beauty. The Beeches is served by bus routes, with every home no further than 400 metres from a bus stop to help with those wanting to get into town or further afield. Rail travellers have a choice of three stations, all within two miles of The Beeches. Haywards Heath, Wivelsfield and Burgess Hill are all on the London to Brighton line and Thameslink, with connections at Gatwick Airport and East Croydon along the way.

PROPERTY

Tenure: Freehold

Welcome to this stunning, detached property that is perfectly suited for families or couples. Nestled in a quiet neighbourhood with a strong sense of community and with parks on your doorstep, this home is offered in immaculate condition throughout. The house boasts four sizable bedrooms, each one being a double. The main bedroom is a true retreat with an ensuite, built-in wardrobes for your belongings, and a fabulous walk-in closet. The second bedroom also benefits from an ensuite, ensuring privacy and comfort. The heart of the home is the open-plan kitchen/dining/family room on the lower ground

floor. Bright and airy, it floods with natural light through 2 sets of patio and bi-folding doors from the south-facing garden. The kitchen island is perfect for casual dining or entertaining, while a utility room with cloakroom provides extra functionality. A generously sized dining space and further lounge area completes this room, creating an area perfect for family meals and gatherings. The property also offers two large reception rooms on the middle floor. The first is a lovely place to unwind, with a balcony overlooking the south-facing garden. The second is currently being utilised as a home gym but offers flexibility to suit as a study or additional double bedroom. A cloakroom and shoe/coat cupboard provide additional convenience. This home is not just a property, it's a lifestyle, a place where memories are made. Don't miss this opportunity to make it yours.

OUTSIDE

The outdoor space is just as impressive. The south-facing garden invites sunshine throughout the day and also offers a fantastic garden room/office, for those who may need to work from home or have kids that enjoy their own private space, complete with electrics and under-floor heating. A large driveway and spacious double garage with 2 electric operated up-and-over doors provides ample parking and storage to complete this impressive home.





Buses

5 minute walk



Shops

Sainsbury's Local
0.8 miles



Trains

Wivelsfield – 2 miles
Haywards Heath – 2.2 miles



Airport

Gatwick
16.5 miles



Roads

M23
9.6 miles



Sport & Leisure

The Dolphin Leisure Centre
2.4 miles



Rental Income

£2,600 pcm



Schools

Bolnore Village Primary
Warden Park Secondary



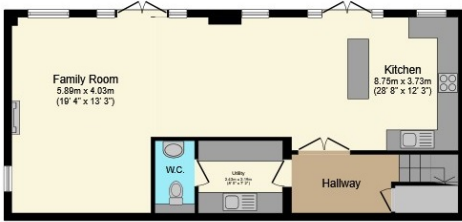
Broadband

Up to 500 Mbps

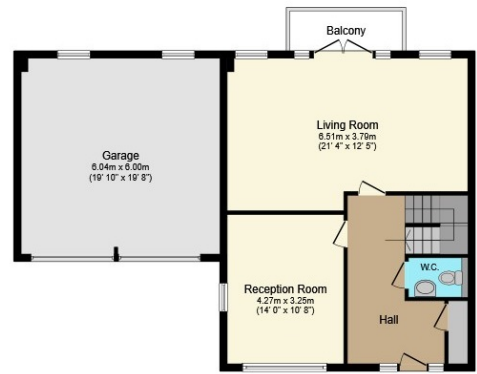


Council Tax

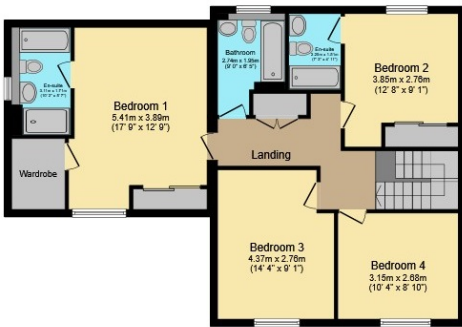
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Lower Ground Floor
Floor area 72.8 m² (783 sq.ft.)

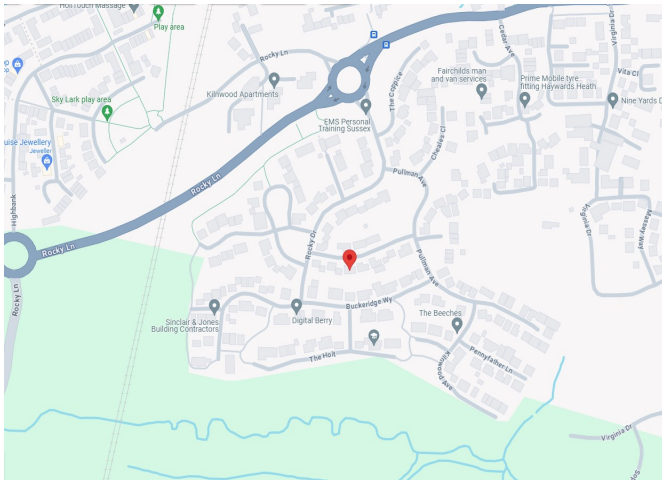


Ground Floor
Floor area 94.7 m² (1,019 sq.ft.)



First Floor
Floor area 92.3 m² (994 sq.ft.)

Map Location



Total Approximate Floor Area
2,797 sq ft / 259.8 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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