



3 Cheales Close, Haywards Heath, West Sussex RH16 4XA

Guide Price £800,000-£850,000

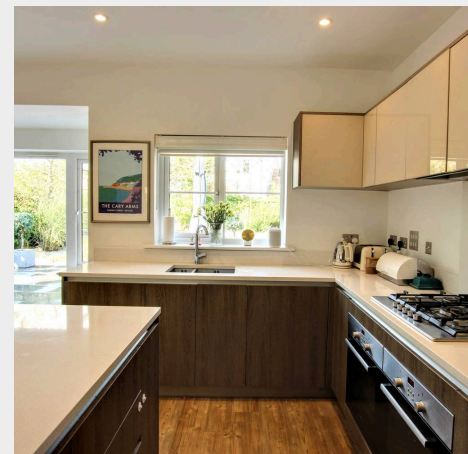


**MANSELL
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A very well presented 4 double bedroom, 3 bathroom detached house built in 2017 with a driveway and double garage alongside and a beautiful 50' x 50' west facing rear garden which has been leveled and landscaped by award winning garden designer, Cassandra Couch, with impressive paved terracing and the planting of numerous shrubs, trees and flowers and has lighting throughout. The property occupies a great location in this popular new development off Rocky Lane on the town's southern edge.

- Beautiful home with fabulous 50' x 50' west facing rear garden
- Great position within popular development
- Close to countryside & Bolnore Woods
- Driveway and double garage alongside
- Living room with fireplace & wood burner
- Dining room - study - cloakroom & utility room
- Fully equipped family kitchen/breakfast room with granite worktops.
- Amtico flooring on the ground floor throughout
- 4 generous bedrooms & 3 bath/shower rooms
- Warden Park Secondary catchment area
- The remainder of a 10 Year Buildmark Warranty
- The yearly estate management fee for the current year is £356
- EPC rating: B - Council Tax Band: F



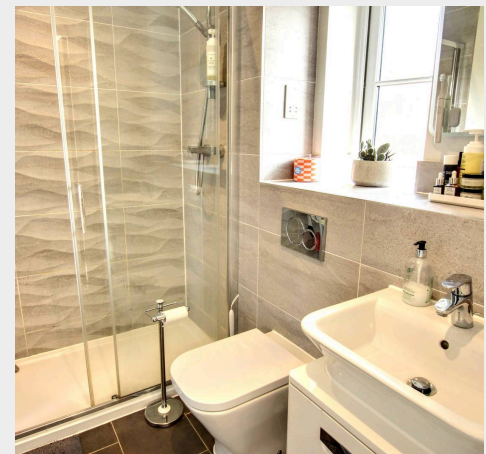
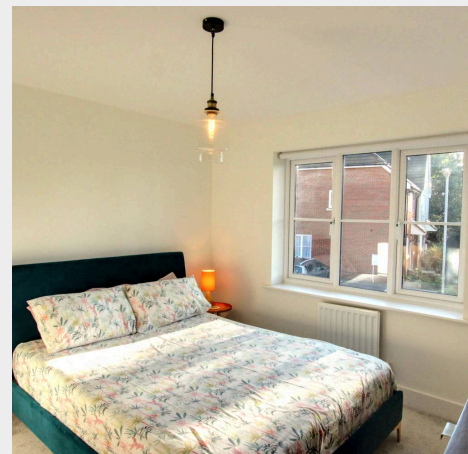
Cheales Close is located off Pullman Avenue and Rocky Drive which forms part of Crest Nicholson's 'The Beeches' development on the town's southern edge. The development is located off Rocky Lane (A272) which provides swift vehicular access around the town and out to the A23 to the west. There are a series of paved footpaths giving swift pedestrian access through to the town centre and Bolnore Village and its protected woodland providing some wonderful walks. The town has an extensive range of shops, stores, restaurants, cafes and bars, a leisure centre and a 6th form college. Schools are well represented throughout the town and children from this side of town generally fall into the catchment area for Warden Park secondary Academy in neighbouring Cuckfield. The local area is also well served by numerous excellent independent schools, most of which provide a school bus service with pick up points close by. Open countryside is close by and there are several beauty spots within a short drive including both Ditchling and Chailey common nature reserves, the Ashdown Forest and the South Downs National Park.

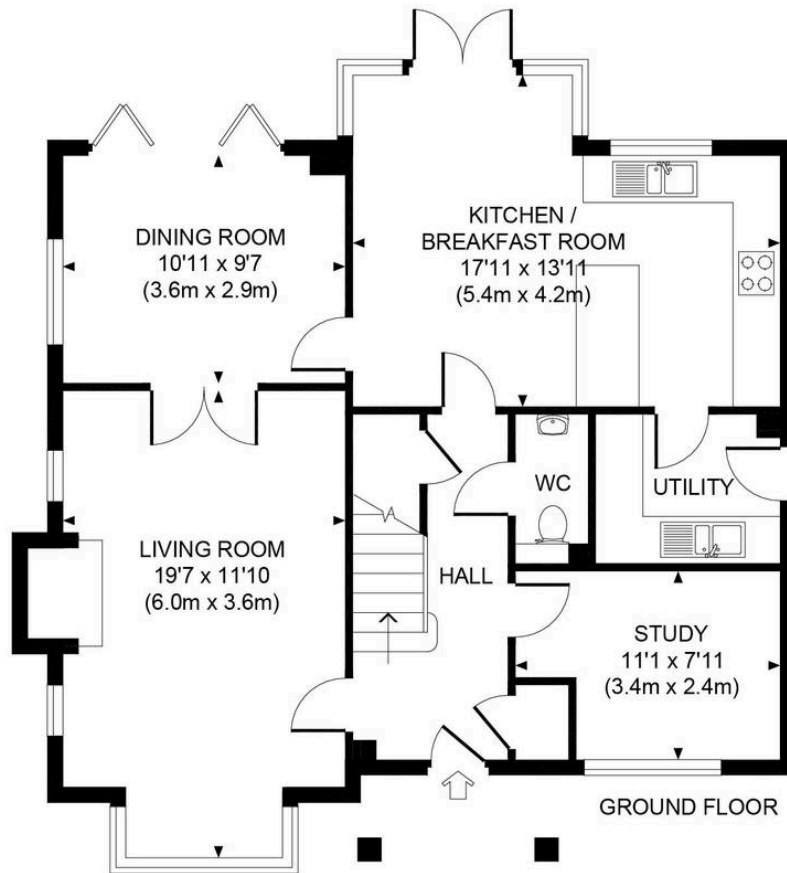
Distances in approximate miles (on foot/car/train)

Schools: St Wilfrid's Primary 1.2, Warden Park Primary Academy 1.4, St Joseph's Primary 1.2, Warden Park Secondary Academy in Cuckfield 2.3, Oathall Community College in Lindfield 2.2, St Paul's RC Academy 4.2

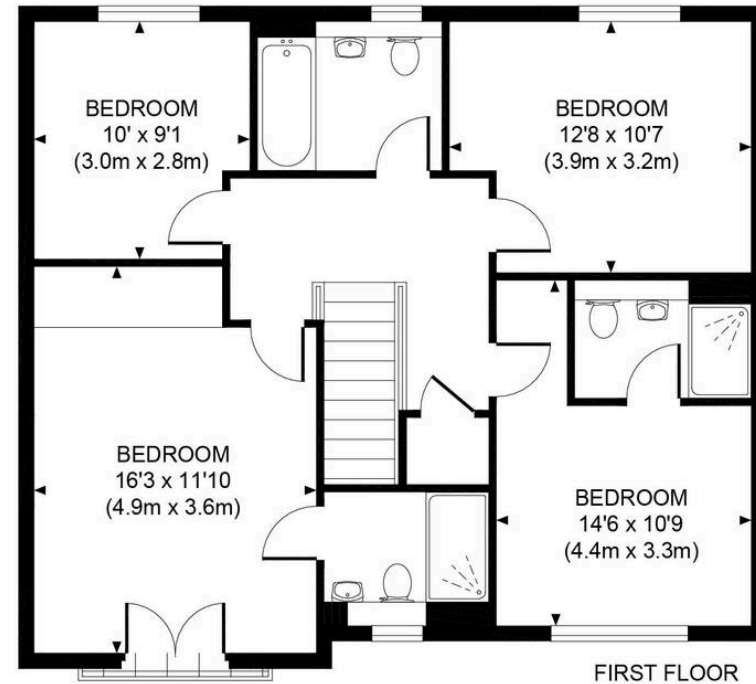
Stations: Haywards Heath 2.2 providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins), Wivelsfield 2.0

A23 at Bolney 5.7, Gatwick Airport 15, Brighton Seafront 14





Approximate Gross Internal Area
1617 sq ft / 150.3 sq m



Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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