



12 Southern View, Haywards Heath, West Sussex RH16 4XD  
GUIDE PRICE ... £1 MILLION-£1.1 MILLION ... Freehold



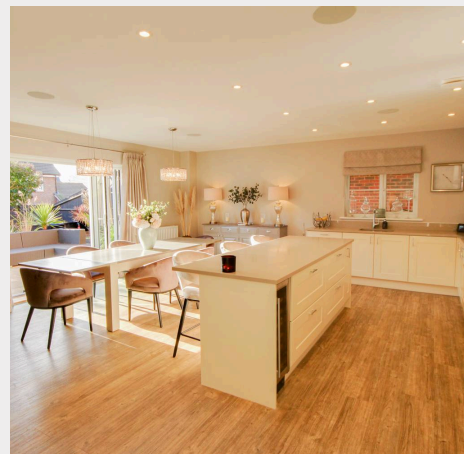
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An absolute show house of a home with accommodation over three floors extending to over 3000 ft.<sup>2</sup> offering huge flexibility and potential to create an annex with a south facing garden on this popular modern development on the town's southern side.

- Substantial family home offering flexibility
- Beautiful accommodation throughout extending to 3000 ft.<sup>2</sup>
- Ground: hall, cloakroom, study, living room with a woodburning stove
- Lower: enormous kitchen/living area, snug, living room with walk-in storeroom, shower room, utility room
- Top: grand master suite, guest suite, 2 further big bedrooms and bathroom
- Driveway parking, double garage
- 61' x 33' (min) south facing rear garden
- **Sauna, cold plunge and hot tub included in the sale\***
- Warden Park Secondary Academy School catchment area
- Easy reach of numerous independent schools
- Close to countryside - 1.7 mile walk to railway station
- Private Estate Charge: £357 for the current year
- EPC rating: B - Council Tax Band: G



**\* 1 x Polhus Selvik Sauna, 4 x Person, 9kW Heater, 1 x Polhus Cold Plunge Tub, 2 x Person, 1000L and 1 x Barcelona Pro Hot Tub, 4 x Person, 48 jets, 7kW Air Source Heat Pump**



Southern View is located off Rocky Drive which forms part of Crest Nicholson 'The Beeches' development on the town's southern edge. The development is located off Rocky Lane (A272) which provides far swifter 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 and a leisure centre.

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.

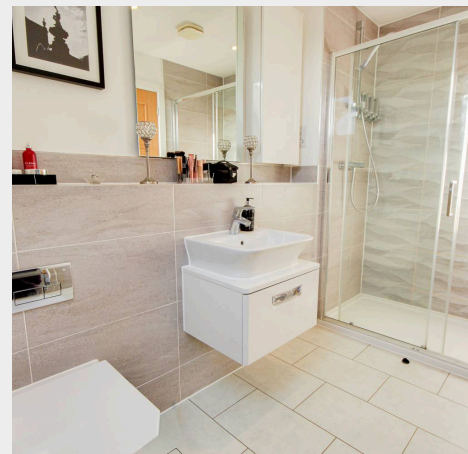
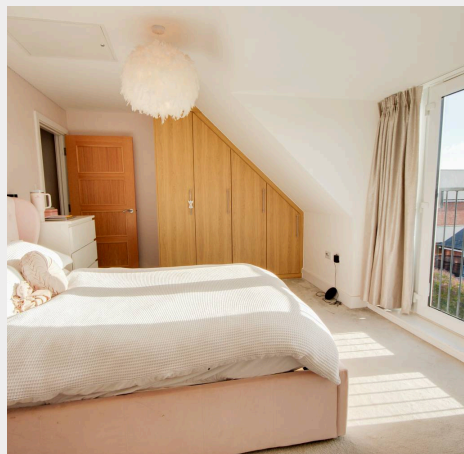
Open countryside is close by and there are several beauty spots within a short drive including both Ditchling and Chailey common nature reserves, the Ashdown Forest and the South Downs National Park.

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

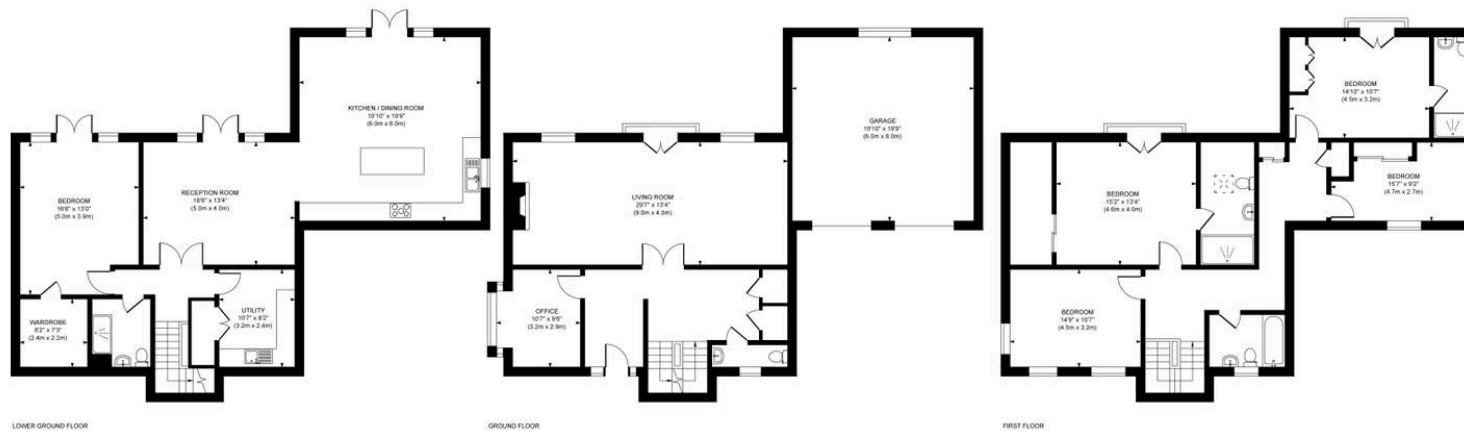
Schools: St Wilfrid's Primary 1.3, Warden Park Primary Academy 1.5, St Joseph's Primary 1.2, Warden Park Secondary Academy in Cuckfield 2.3, Oathall Community College in Lindfield 2.2, St Paul's RC Academy 4.2

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  
3388 sq. ft / 314.72 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.

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