



35 Rocky Drive, Haywards Heath, West Sussex RH16 4WQ

Guide Price £550,000 – £575,000

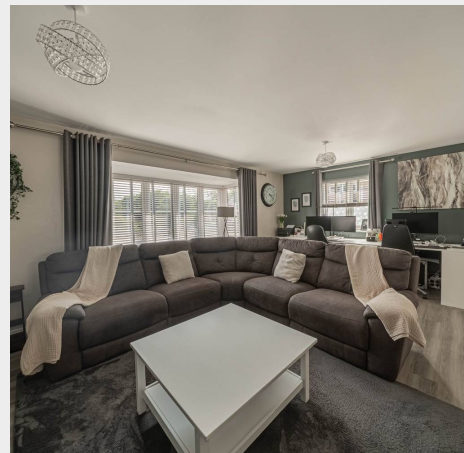


**MANSELL
McTAGGART**
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A larger than average (1223 ft.²) 3 double bedroom link-detached house presented for sale in showhouse condition occupying a corner plot with a partly walled garden, driveway and large detached garage behind situated on the southern edge of this recently completed development close to countryside.

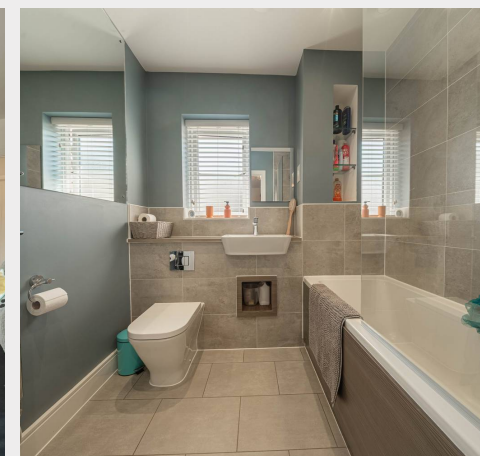
- Absolutely immaculate link-detached home
- Corner plot with 33' x 17' partly walled garden
- Private driveway & detached garage behind
- Fabulous double aspect lounge with bay window
- Master bedroom with en-suite shower room
- Family kitchen/dining area with appliances
- 2 further double bedrooms & family bathroom
- Nearest railway stations: Wivelsfield 2 miles; Haywards Heath 2.1 miles
- Private estate charge: The property forms part of a privately managed estate which is maintained to a high standard with lots of children's play areas and planted areas.
Current cost £189.00 paid half-yearly
- Managing agents: HML Group t:0333 032 5955
- EPC rating: B – Council Tax Band: E



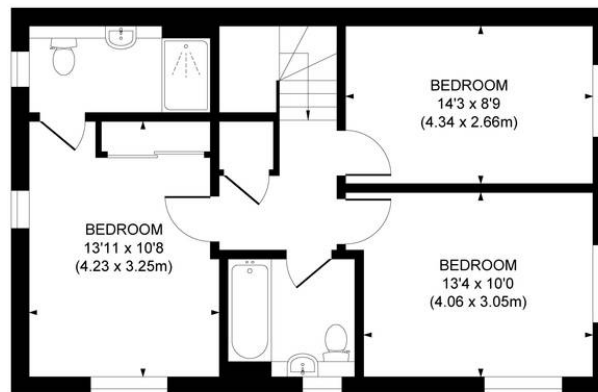
Rocky Drive forms part of The Beeches/Foundry Gardens development on the town's southern edge. The development is located off Rocky Lane (A272) which provides far swifter vehicular access around the town and out to the A23 to the west. There are a series of paved footpaths giving easy pedestrian access 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, 6th form college 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 (school bus stops close by). 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 which includes several beauty spots like Ditchling and Chailey common nature reserve, the Ashdown Forest and the South Downs National Park.

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

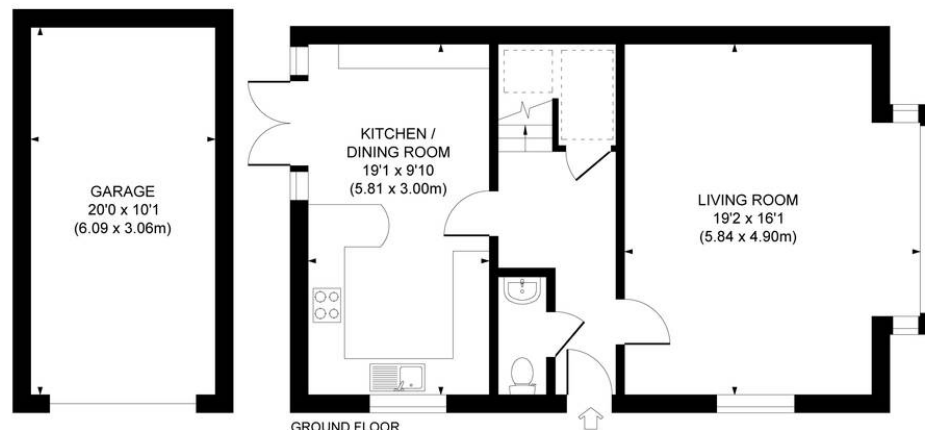
Schools: St Wilfrid's Primary 1.3, Warden Park Primary Academy 1.5, St Joseph's Primary 1.2, Warden Park Secondary Academy in Cuckfield 2.3, Oathall Community College in Lindfield 2.2, St Paul's RC Academy 4.2 Stations: Haywards Heath 2.1 by Car or 1.7 on foot, providing fast commuter links to London (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
 Main House 1,223 sq. ft / 113.66 sq. m
 Garage 200 sq. ft / 18.64 sq. m
 Total 1,423 sq. ft / 132.30 sq. m



FIRST FLOOR



GROUND FLOOR

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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