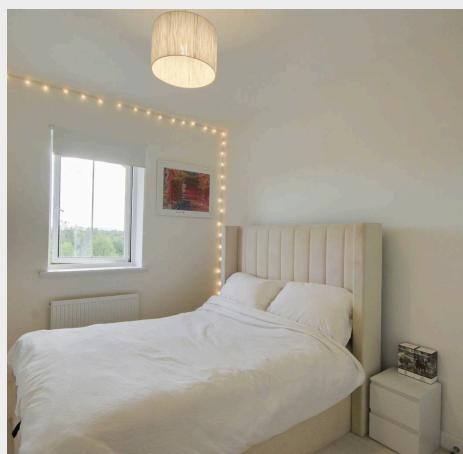




**109 Virginia Drive, Haywards Heath, West Sussex RH16 4XW**  
**£260,000**



**MANSELL  
McTAGGART**  
Trusted since 1947



An immaculate top floor 2 bedroom south facing apartment with a fantastic outlook overlooking the pond, play areas and woodland with distant views to the South Downs and benefiting from two allocated parking spaces on the popular Wychwood Park development on the town's southern edge.

- South facing top floor apartment
- Great position within this privately managed complex
- Wonderful views to the South Downs
- 2 parking spaces in compound behind (228)
- Immaculate with some Herringbone-style Amtico flooring
- Lounge with South facing Juliet balcony
- Kitchen with Integrated appliances
- Master bedroom with en-suite shower room
- 2nd double bedroom and 2nd bathroom
- EPC rating: B - Council Tax Band: A
- Tenure: leasehold – remainder of a 999 year lease
- Ground rent: none payable
- Service charge: approximately £1600 per year
- Managing agent: Hobdensmanage.co.uk  
41A Beach Road, Littlehampton, West Sussex,  
BN17 5JA  
T: (01903) 724040

The property is situated in the central part of the Barratt/David Wilson Homes 'Wychwood Park' development which in turn is situated off Rocky Lane on the town's southern outskirts close to countryside. A public footpath leads through to Rookery Way linking with Fox Hill and Rocky Lane giving swift pedestrian access to the town centre and bus stops for Warden Park Secondary Academy school. The footpath will continue down through the development once completed and link with countryside and the river to the south making a rather pleasant country walk through to the Fox and Hounds pub and the old village of Wivelsfield. The town centre has an extensive range of shops, stores, restaurants, cafés and bars, a leisure centre, a 6th form college and several good primary schools. A new primary school is to be built off Hurstwood Lane soon and we assume will be the catchment area for this house.

By road, access to the major surrounding areas can be gained via Rocky Lane (A272) and the A/M23 which lies about 7 miles to the west at Bolney or Warninglid.

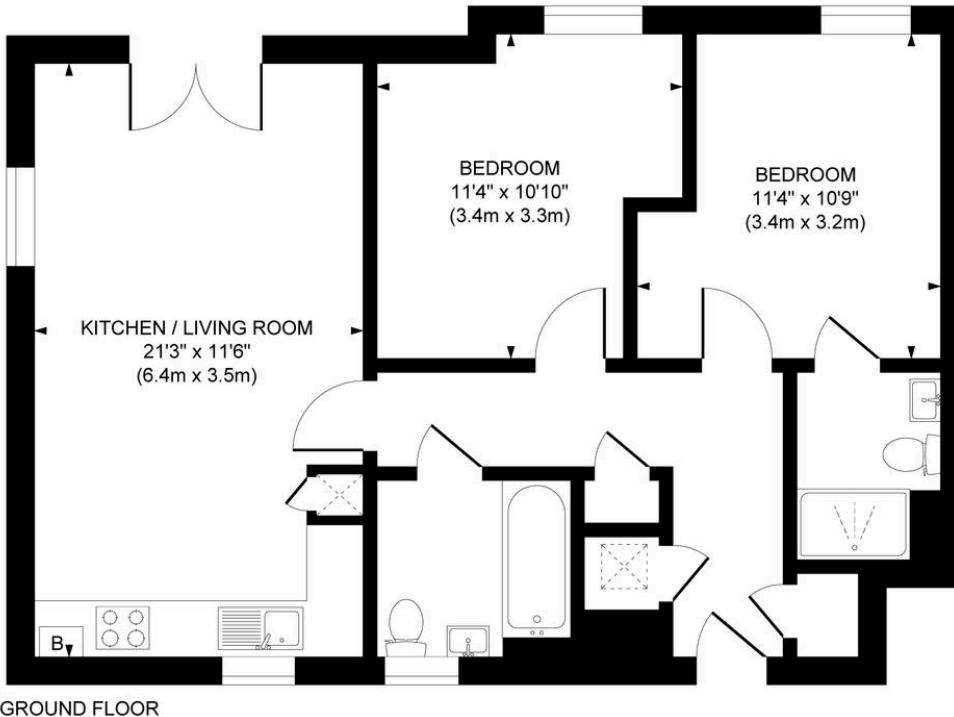
**Distances in miles on foot/car/rail:**

Haywards Heath Railway station 1.8 (on foot)

Wivelsfield Station 2.2 (by car)



Approximate Gross Internal Area  
666 sq. ft / 61.88 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.

## 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](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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