



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

Guide Price £800,000-£850,000



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An immaculate 4 double bedroom, 3 bathroom, 3 reception room detached family house with a south facing garden, driveway and double garage alongside, situated on this popular modern development on the town's southern side. An internal viewing is highly recommended.

- Beautifully presented detached family home
- Built in 2015 by Crest Nicholson
- 4 large bedrooms & 3 bathrooms (2 en-suite)
- Lounge with bay window and fireplace
- Dining room and separate study
- Family sized kitchen/breakfast room, Utility
- Double garage and driveway alongside
- 53' x 39' L-shaped south facing garden
- Warden Park Secondary Academy School catchment area
- An internal viewing is highly recommended
- EPC rating: B - Council Tax Band: F



Rocky Drive forms part of 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 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. 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 2.2 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 1.9

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

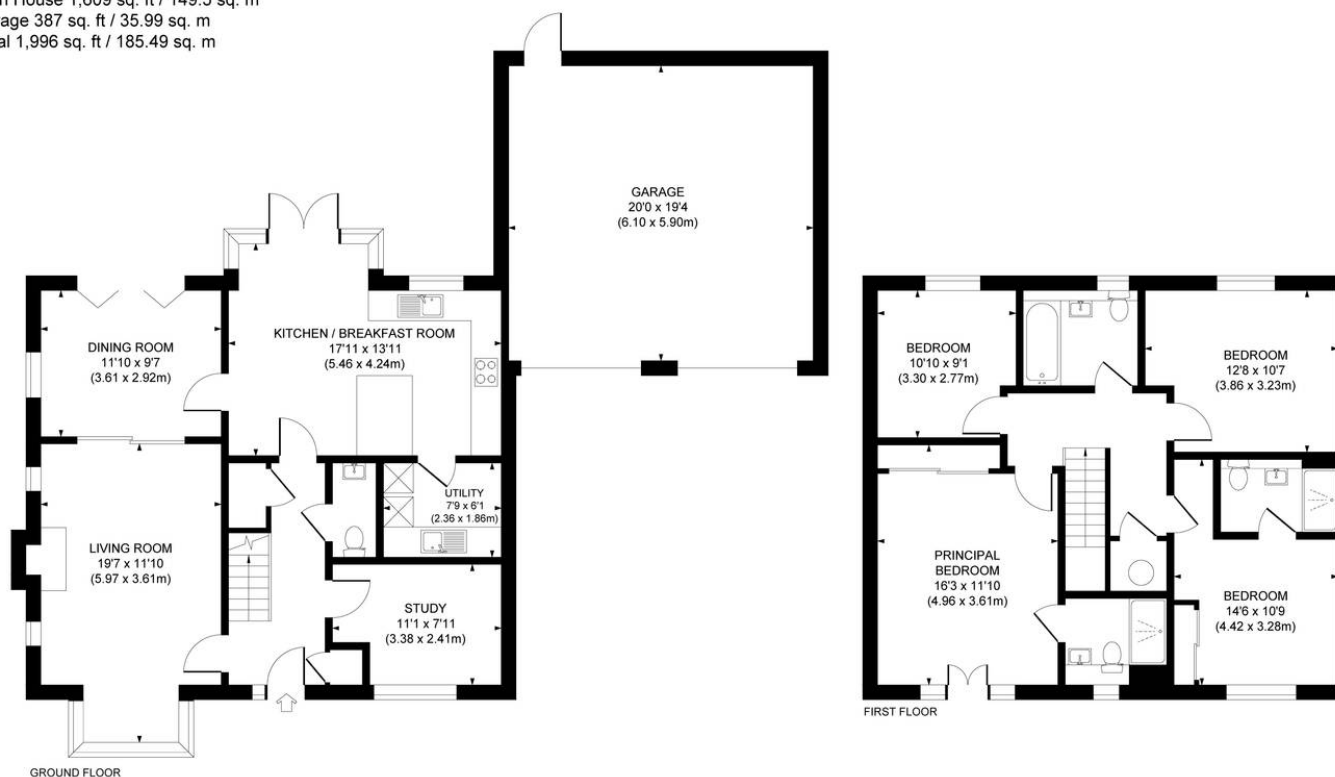


Approximate Gross Internal Area

Main House 1,609 sq. ft / 149.5 sq. m

Garage 387 sq. ft / 35.99 sq. m

Total 1,996 sq. ft / 185.49 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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