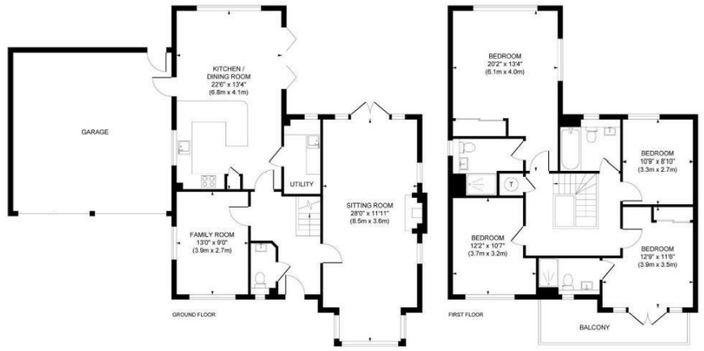
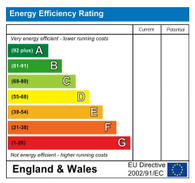
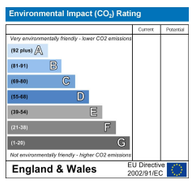
Approximate Gross Internal Area
2186 sq. ft / 203.10 sq. m







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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

12 Rocky Drive, Haywards Heath, RH16 4WQ

Guide Price £800,000 Freehold

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12 Rocky Drive, Haywards Heath, RH16 4WQ

Impressive four-bedroom detached family home built by Crest Nicholson in 2016, extending to approximately 2,638 sq. ft within the sought-after Beeches development.

Spacious open-plan kitchen/dining/family room with bi-fold doors, separate triple-aspect sitting room with wood-burning stove, study and utility room.

Four generous double bedrooms including principal suite and guest bedroom with en-suite facilities.

Attached double garage and driveway parking, offering excellent storage and potential for conversion (subject to the usual consents).

Fully enclosed rear garden with patio and lawn, providing a private and manageable outdoor space ideal for family life.

Guide Price £800,000 - £850,000

Welcome Home...
Situated within Crest Nicholson's highly regarded The Beeches development, is an impressive four-bedroom detached residence extending to approximately 2,638 sq. ft. Built in 2016 and thoughtfully designed for modern family living, the home offers spacious, well-balanced accommodation, a high standard of finish throughout, and an attached double garage. Enjoying an attractive position within the development, the property combines classic architectural styling with the practicality and comfort expected of a contemporary home.

Upon entering, a welcoming hallway sets the tone for the rest of the property, offering a sense of space and light from the outset. The triple-aspect sitting room is a particularly inviting space, centred around a wood-burning stove and with French doors opening directly onto the garden, creating a natural flow between indoor and outdoor living.

The heart of the home is the impressive open-plan kitchen, dining and family room — a superb space designed with both everyday life and entertaining in mind. Finished with granite work surfaces, sleek cabinetry, a breakfast bar and a full range of integrated appliances, the kitchen offers both style and functionality. Bi-fold doors open onto the patio, providing an ideal setting for summer dining and social occasions.

A separate utility room keeps practicalities neatly tucked away, while a dedicated study provides an ideal space for home working, playroom use or a snug. A cloakroom completes the ground floor accommodation.

Bed, Bath & Beyond…
Upstairs, the property continues to impress with four generously sized double bedrooms. The principal bedroom enjoys fitted wardrobes and a contemporary en-suite shower room, creating a calm and comfortable retreat. The guest bedroom also benefits from its own en-suite, while bedrooms three and four are served by a well-appointed family bathroom, ideal for growing families and busy mornings alike.

Throughout, the home is presented in tasteful decorative order and benefits from double glazing and gas-fired central heating, ensuring year-round comfort and efficiency.

Step Outside…
To the front, a generous driveway provides ample parking and leads to the attached double garage, offering excellent storage and practicality for modern family life. Subject to the usual consents, the garage also presents excellent potential for conversion should additional living accommodation be required, whether as a further reception room, home office or ground floor bedroom.

The rear garden is well arranged and fully enclosed, providing a safe and private outdoor space ideal for children, pets or simply relaxing outdoors. A patio adjoins the rear of the property, creating the perfect spot for outdoor dining, while the lawn offers plenty of space for everyday family enjoyment without the maintenance demands of a larger plot.

The Location...
Located on the southern fringes of Haywards Heath which itself provides plenty of shopping facilities including The Orchards Shopping Centre with a Marks & Spencers and the excellent Hart Country Stores farm shop/delicatessen. The town has two superstores in the form of Waitrose and Sainsburys. The town's social centre is The Broadway, which offers an array og independent and chain pubs, bars & restaurants.

For a Sunday Roast or glass of something chilled you are within walking distance of the Fox & Hounds Pub and for a dose of fresh air you are surrounded by gorgeous open Sussex countryside.

The A272 bypass is easily accessible and provides swift communication links to both the East (A272) and West (A23/M23) of the town.

Haywards Heath's mainline station provides fast & regular commuter links to London (Victoria/London Bridge in approx 47 mins, St Pancras International Station 65 mins), Gatwick International Airport (20 mins), Brighton (20 mins) and the South Coast. The area is well-represented for both state & private schooling.

The Specifics...
Title Number: TBC
Tenure: Freehold
Local Authority: Mid-Sussex District Council
Council Tax Band: G
Estate Charge: £357.38 pa
Managing Agents: HML PM LTD
Available Broadband Speed: Ultrafast (up to 1000mbps)
Services: Mains gas, water, drainage & electricity (none tested)