



**Rocky Lane  
Haywards Heath RH16 4RW**

**Guide Price  
£600,000 to £650,000**

**01444 474447  
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**Residential sales, lettings,  
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## Rocky Lane, Haywards Heath RH16 4RW



### PROPERTY

Step into a home where modern design meets everyday comfort. This beautifully built four-bedroom detached property, completed in 2017, sits on the desirable southern edge of Haywards Heath, a short walk from excellent schools, local amenities, and picturesque countryside.

Inside, the ground floor is finished with engineered oak flooring and benefits from underfloor heating throughout, creating a warm and inviting atmosphere. The triple-aspect living room is flooded with natural light and opens directly onto the private garden through two sets of doors, perfect for summer entertaining. The stunning kitchen/breakfast room boasts granite work surfaces and integrated appliances, making it the ideal space for family meals and social gatherings. A utility room and downstairs cloakroom add convenience to everyday life.

Upstairs, the principal bedroom offers fitted wardrobes and a sleek en-suite shower room, while three further bedrooms and a contemporary family bathroom provide space for everyone.

### OUTSIDE

The fully enclosed garden offers a safe haven for children to play or for you to unwind. With ample parking, a single garage with electric door, and the reassurance of the Build Zone Guarantee, this home is ready for you to move in and start living the lifestyle you've dreamed of.

### LOCATION

Situated on Haywards Heath's southern side, this home is a short walk to local shops, including a Sainsbury's Local, with more facilities on South Road and The Orchards shopping centre. Enjoy leisure time at Victoria Park with its tennis courts, play areas, splash pad, skate park, and café, or explore nearby countryside and National Trust gems like Wakehurst Place and Nymans Gardens.

Commuters benefit from Haywards Heath station, providing direct links to London in under an hour and Brighton in around 20 minutes. The A/M23 and Gatwick Airport are easily accessible, and charming villages such as Lindfield and Cuckfield are close by.





**Buses**

1 min walk



**Shops**

Sainsbury Local  
0.6 mile



**Trains**

Haywards Heath  
1.9 miles



**Airport**

Gatwick  
14.7 miles



**Roads**

A/M23  
5.2 miles



**Sport & Leisure**

Dolphin leisure centre  
2.1 miles



**Rental Income**

£ 2,500 pcm



**Schools**

Bolnore Village primary  
0.8 mile walk



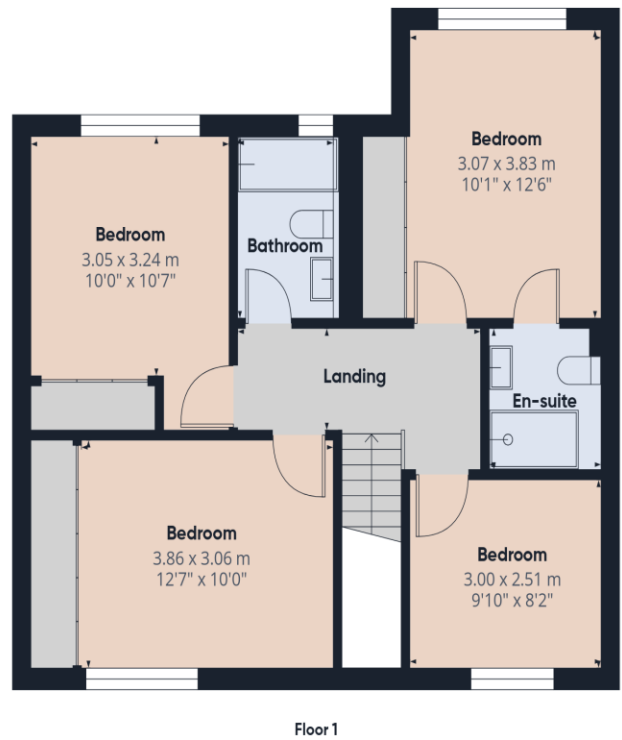
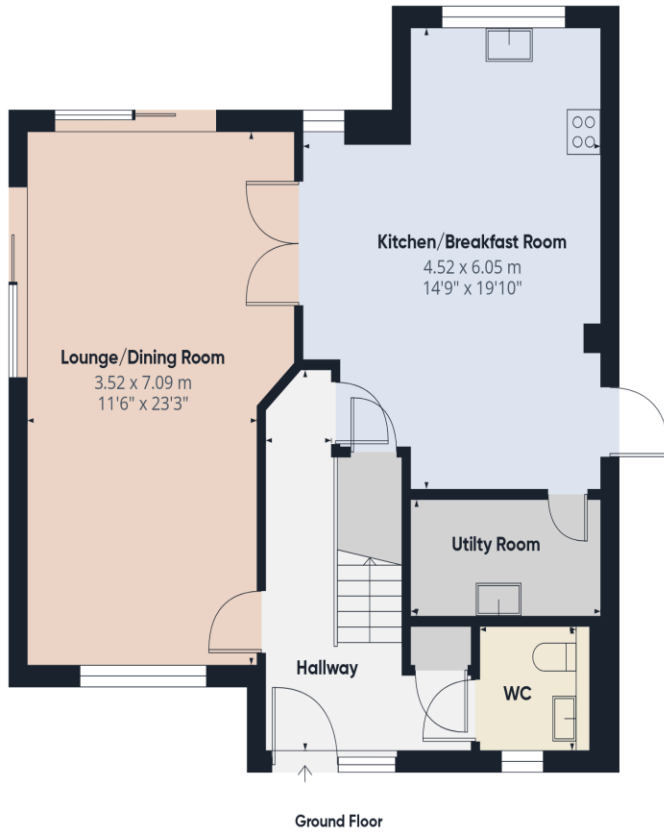
**Broadband**

Up to  
1800 Mbps

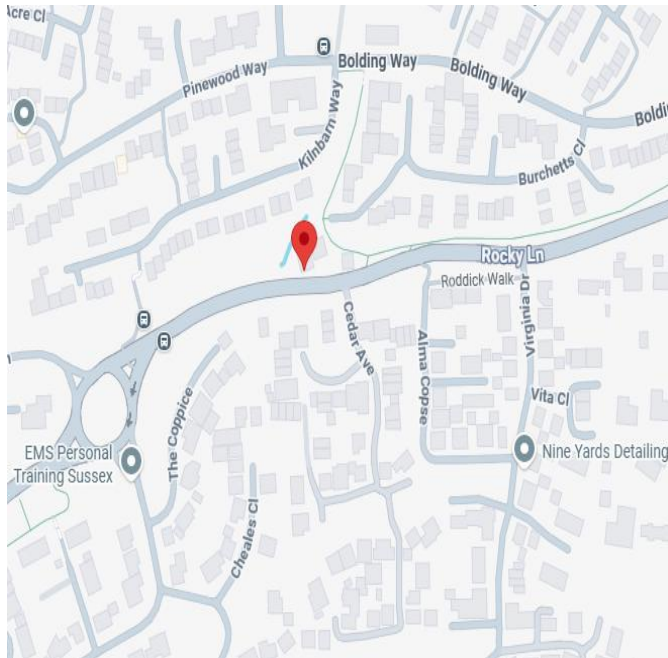


**Council Tax**

Band  
F



**Map Location**



**Total Approximate Floor Area**

**130.7 m.sq. / 1406 sq. ft.**

**EPC Rating**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93   A    |
| 81-91 | B             | 86   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Viewing arrangements by appointment through Brock Taylor

01444 474447  
[hhsales@brocktaylor.co.uk](mailto:hhsales@brocktaylor.co.uk)



**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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