



1 Scrase Hill Terrace, Fox Hill, Haywards Heath, West Sussex RH16 4QY

£485,000

FREEHOLD



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McTAGGART**
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A 3/4 bedroom end of terraced Victorian house on the southern edge of town, close to a good pub, open countryside and on a bus route to several good schools, the town centre, railway station and Brighton.

EPC: D - Council Tax band: D

- Large character home on southern outskirts of town
- Close to countryside and the Fox & Hounds pub
- New primary school to be built in Hurstwood Lane soon
- On Warden Park & Chailey school bus routes
- Modern refitted kitchen/breakfast room with white units, some integrated appliances & granite worktops
- Sitting room with bay window & feature fireplace
- Rear lobby with utility area and cloakroom
- Refitted bathroom with white suite
- Sunny west facing rear garden
- Parking in nearby roads
- Haywards Heath railway station 1.9 miles
- Potential for extension STPP

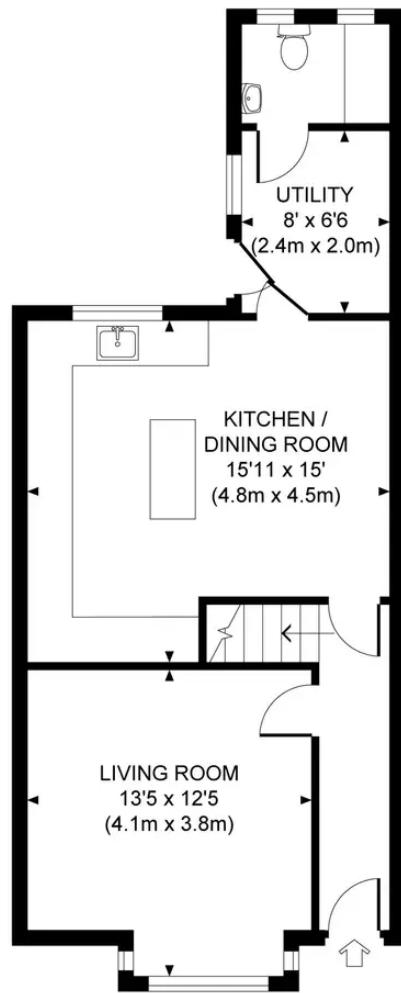


The property is situated at the bottom end of Fox Hill (B2112) on the town's southern outskirts. The town centre is about 1 mile to the north where there is an extensive range of shops, stores, restaurants, cafes and bars. Nearby facilities include the Fox & Hounds pub/restaurant and the Princess Royal Hospital. In the next few years a new primary school will be built on Hurstwood Lane. Fox Hill (B2112) gives swift access out of town to the south linking with Brighton and to the north via the A272 relief road to the A23 at Bolney. A bus service runs along Fox Hill linking with the town's neighbouring districts and Brighton City Centre. There are several excellent schools in the town and children fall into the catchment area for Warden Park Secondary Academy in Cuckfield. There are numerous independent schools within the district all of which have a school bus with pick up points nearby. The railway station is just 2 miles distant and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (20 mins).

Distances in miles (approximate miles):

Haywards Heath Mainline Railway Station (2), Warden Park Secondary Academy (3), Oathall Community College (2), Gatwick Airport (15), Brighton Seafront (13), A/M23 at Bolney (6)

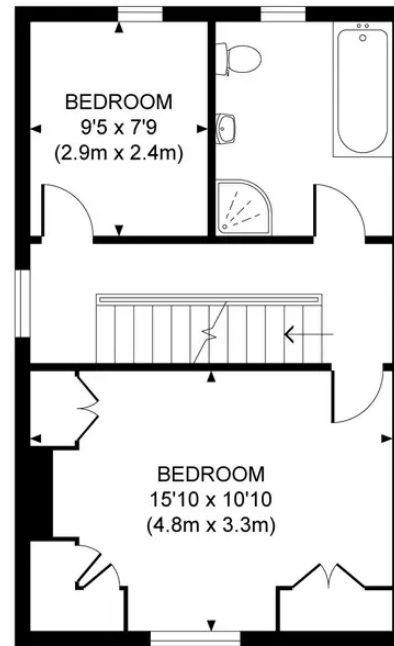




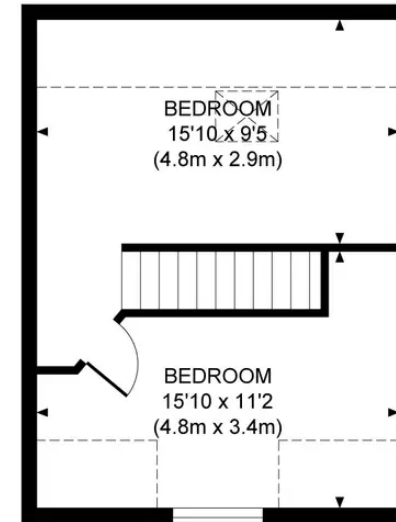
GROUND FLOOR



Approximate Gross Internal Area
1274 sq ft / 118.3 sq m



FIRST FLOOR



SECOND FLOOR

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