



Pebbles, 4 Fox Hill Village, Haywards Heath, West Sussex, RH16 4QZ

Guide Price **£875,000**

FREEHOLD

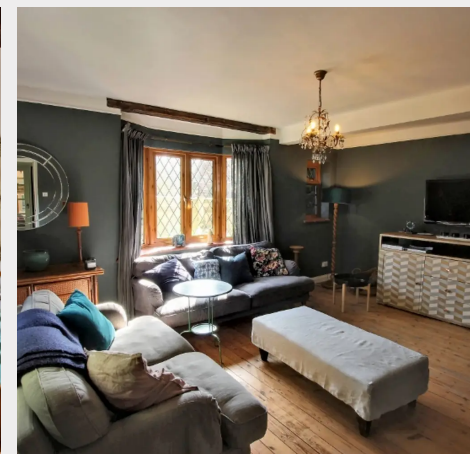


**MANSELL
McTAGGART**
Trusted since 1947



A detached Turner style 1930s house occupying a sunny south facing plot in this desirable cul-de-sac off Fox Hill on the town's southern edge close to countryside, a good pub and a soon-to-be built new primary school.

- Highly desirable address in the Fox Hill area on the town's southern edge
- Believed to date from around 1930 and considerably extended by the owners in more recent times
- Original living room with a woodburning stove, separate family room with open fireplace, playroom, utility room, and downstairs cloakroom
- Fabulous kitchen/breakfast room with modern units, granite worktops and bifold doors leading onto the south facing terrace and gardens
- Master bedroom with en-suite shower room
- 3 further bedrooms and family bathroom
- Private driveway parking with space to extend the house further or build a garage STPP
- Secluded 70' x 60' south facing rear garden
- Internal viewing highly recommended
- EPC: C - Council Tax Band: F



The property is situated in Fox Hill Village on the southern outskirts of town. Open countryside and a good pub are close by and it is hoped that a new primary school will be built in the next few years off Hurstwood Lane. A bus service runs along Fox Hill linking with the hospital, town centre and railway station to the north and Burgess Hill, Hassocks and Brighton to the south. The town centre is just over 1 mile to the north where there is an extensive range of shops and stores. The trendy Broadway has numerous restaurants, cafes and bars and there is also a leisure centre. Schools are well represented throughout the town and children from this side fall into the catchment area for Warden Park secondary Academy in Cuckfield (a bus runs up Fox Hill). However, the well regarded Chailey Secondary School also has a bus stop on Fox Hill. By car, access to the major surrounding areas, Brighton (14 miles), Gatwick (16 miles) and the M25 can be gained via the B2112 (Fox Hill), the A272 and A/M23, the latter lying about 6.5 miles to the west at Bolney.

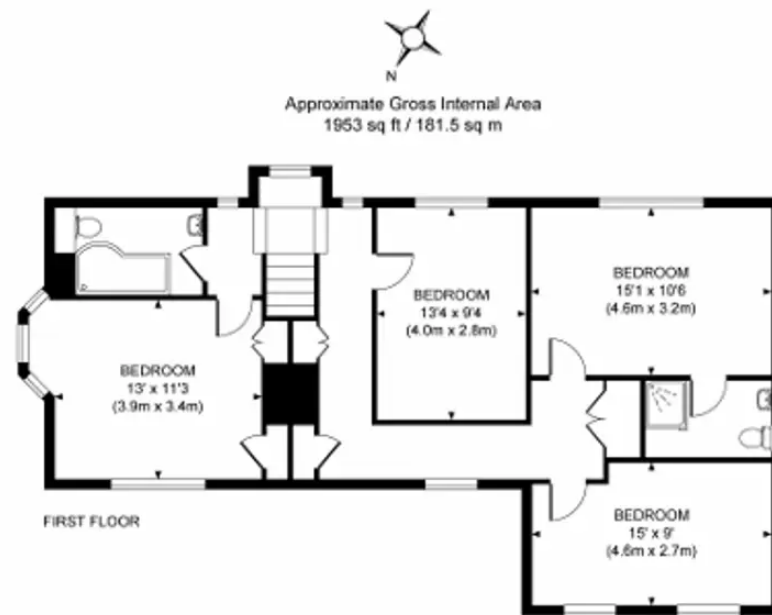
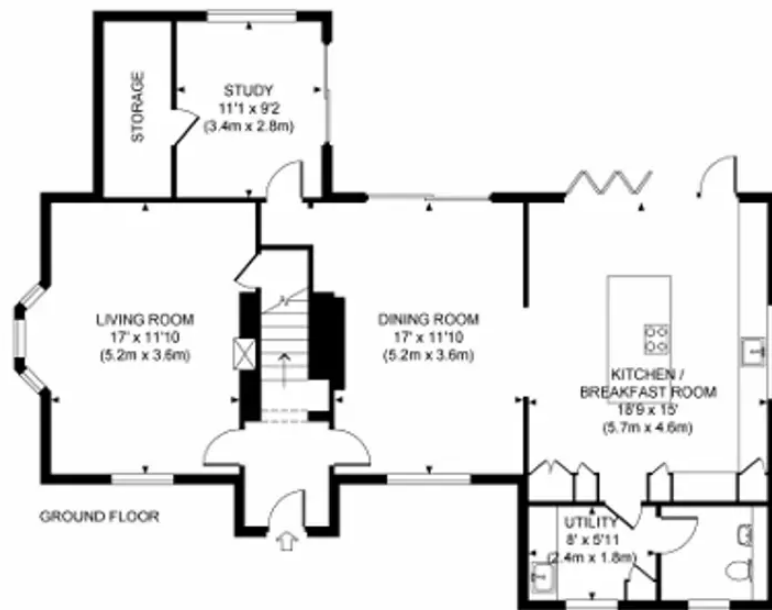
Distances: approx miles on foot/car or rail

Railway stations: Haywards Heath 2 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Wivelsfield 3.1

Primary schools: Wivelsfield Green 1.7, Northlands Wood 1.5, Warden Park Academy 1.3, St Joseph's (RC) 1.1

Secondary schools: Warden Park Academy 3.1 (The school bus runs up Fox Hill), Oathall Community College 2.3, Chailey 4.5 (school bus – Fox Hill), St Paul's RC In Burgess Hill 5





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 any decisions reliant upon them.

Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.