



76 Ruppell Rise, Haywards Heath, West Sussex RH16 4BF

GUIDE .. £450,000 – £475,000

FREEHOLD



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A 3 double bedroom semi detached house with a fantastic brick built garden studio enjoying a peaceful setting adjoining a wildlife corridor on this desirable new Fox Hill development on the town's southern edge close to countryside.

- Built in 2019 by Linden homes - Chilham design
- Town outskirts location close to countryside
- Remainder of a 10 year build guarantee
- Detached brick built garden studio
- Great position adjoining a wildlife corridor
- 2 allocated parking spaces in front
- Family size kitchen with integrated appliances
- Lounge with doors out to the rear garden
- Master bedroom with en-suite shower room
- Short stroll to the Fox and Hounds pub and on a bus route to Warden Park & Chailey schools with a new primary school being built nearby soon
- Estate charge: £320 per annum
- Managing Agent: First Port Management Ltd
- EPC rating: B - Council Tax Band: E

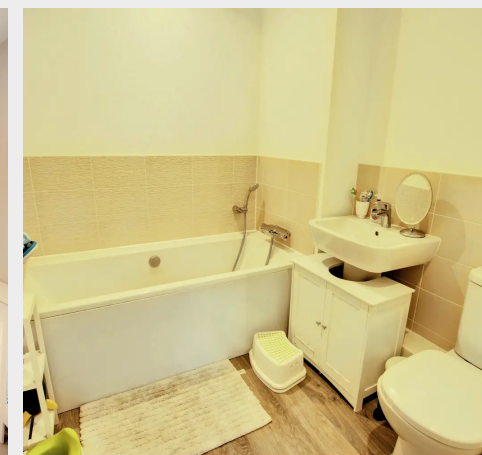


The development is situated on the town's southern edge close to countryside, the Fox and Hounds pub and in the next few years will be close to the new primary school on Hurstwood Lane.

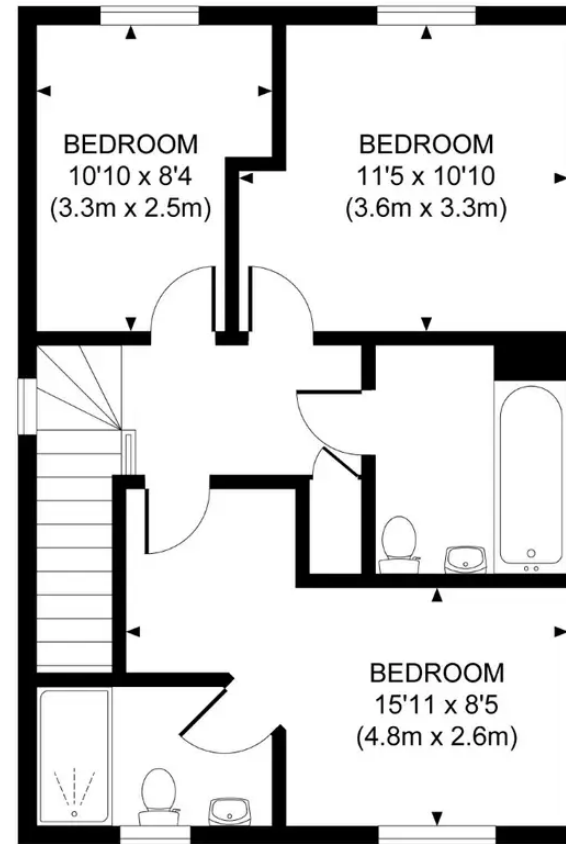
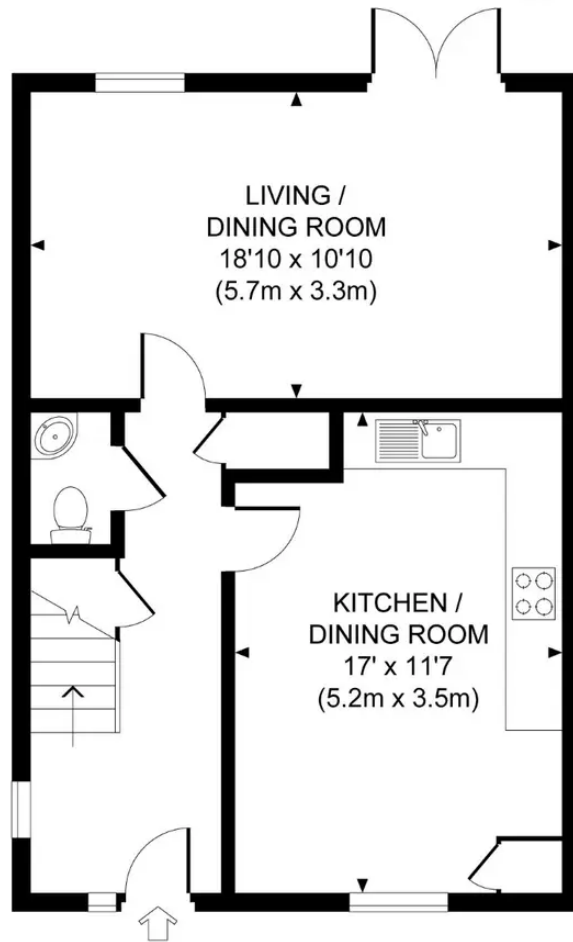
Fox Hill (B2112) gives swift access out of town to the south linking with Brighton and to the north via the A272 relief road to the A23 at Bolney. The town centre is just over a mile to the north where there is an extensive range of shops, restaurants, cafés and bars. The town has several good primary schools and 2 good secondary schools and a 6th form college. Children from this side of town fall into the catchment area for Warden Park Secondary Academy school in Cuckfield for which there is a school bus stop on Fox Hill. A school bus also picks up from Fox Hill to Chailey Secondary School. Some children from this side of town have also gone to Wivelsfield Primary School.

Distances: on foot/car/rail

Haywards Heath Railway Station 2.1, Wivelsfield Railway Station 2.9, South Road shops 1.2, A23 at Bolney 6.5, Gatwick Airport 15.



Approximate Gross Internal Area
1068 sq ft / 99.2 sq m



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