



## Belvedere, Fox Hill, Haywards Heath, West Sussex RH16 4QY

GUIDE PRICE .. £750,000-£775,000 .. FREEHOLD



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McTAGGART**  
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A 4 bedroom Turner style detached character house with a sunny west facing rear garden situated on Fox Hill on the town's southern edge close to countryside with plenty of private driveway, parking and single garage. Offering great potential for extending STPP.

- Detached home on large secluded plot
- Character and versatile accommodation
- Great potential for extension/loft conversion (STPP)
- Beautiful entrance hall with Herringbone floor
- Triple aspect living room with fireplace
- Dining room, study and conservatory
- Kitchen and large utility room
- Main bedroom with en-suite shower room
- 3 further bedrooms and family bathroom
- Brand new gas boiler (August 2023)
- Close to a good pub and countryside
- Easy walk to the Princess Royal Hospital
- New primary school to be built close by
- Warden Park Secondary Academy & Chailey Secondary School bus stops nearby
- 1.9 miles to the railway station.
- For sale with no onward chain
- EPC rating: D - Council Tax Band: G



The property is situated on the west side of Fox Hill (B2112) and just one house north of the entrance to Fox Hill Village on the southern outskirts of town. Open countryside and a good pub are close by and a new primary school is being 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 fashionable Broadway has numerous restaurants, cafes and bars and there is also a state of the art 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, Gatwick 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.

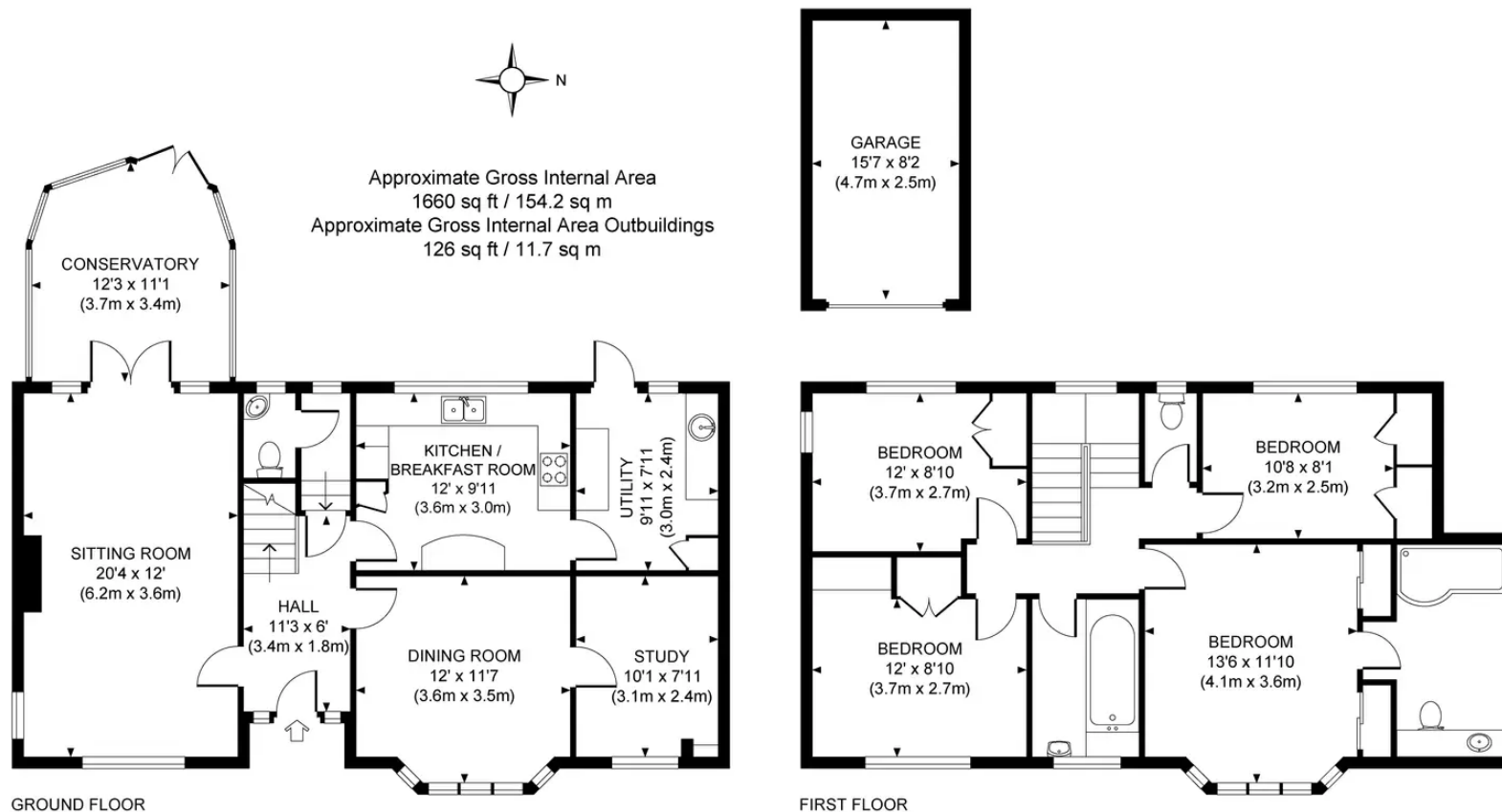
**Distances: approx on foot/car or rail**

**Railway stations:** Haywards Heath 1.9 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) and Wivelsfield 3.1

**Primary schools:** Wivelsfield Green 1.7, Northlands Wood 1.5, Warden Park Primary 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

A23 at Bolney 6.5, Brighton 14 & Gatwick 16





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

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