



Path Head, Fox Hill, Haywards Heath, West Sussex RH16 4RF

GUIDE PRICE ... £750,000 ... FREEHOLD



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A recently extended 4 bedroom detached Turner style house of great character with west facing rear gardens, plenty of frontage and great scope for further enlargement STPP situated at the very top of Fox Hill on the town's southern edge within walking distance of the town and schools.

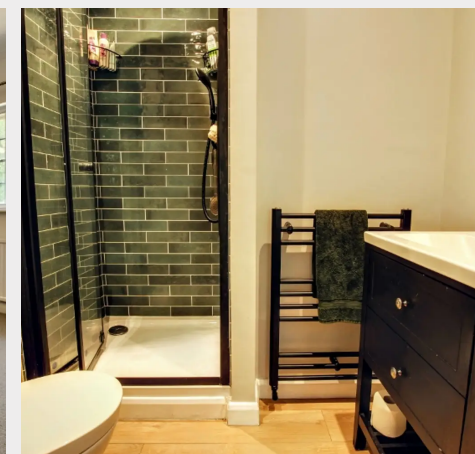
- For sale with no onward chain
- Detached character home in excellent order
- Recently built 2-storey extension to rear
- New master bedroom with en-suite shower & walk-in closet
- Refitted kitchen/breakfast room with doors to garden
- 2 separate living rooms
- Large utility/boot room (original kitchen)
- Wood burner, exposed floorboards, panelled doors, and original Crittall framed windows
- Plenty of driveway parking - detached garage
- 54' x 24' adjoining west facing adults' garden/terrace with additional 52' x 27' children's garden
- New primary school to be built close by soon
- Warden Park Secondary Academy catchment area (bus stop close by)
- EPC rating: D - Council Tax Band: F

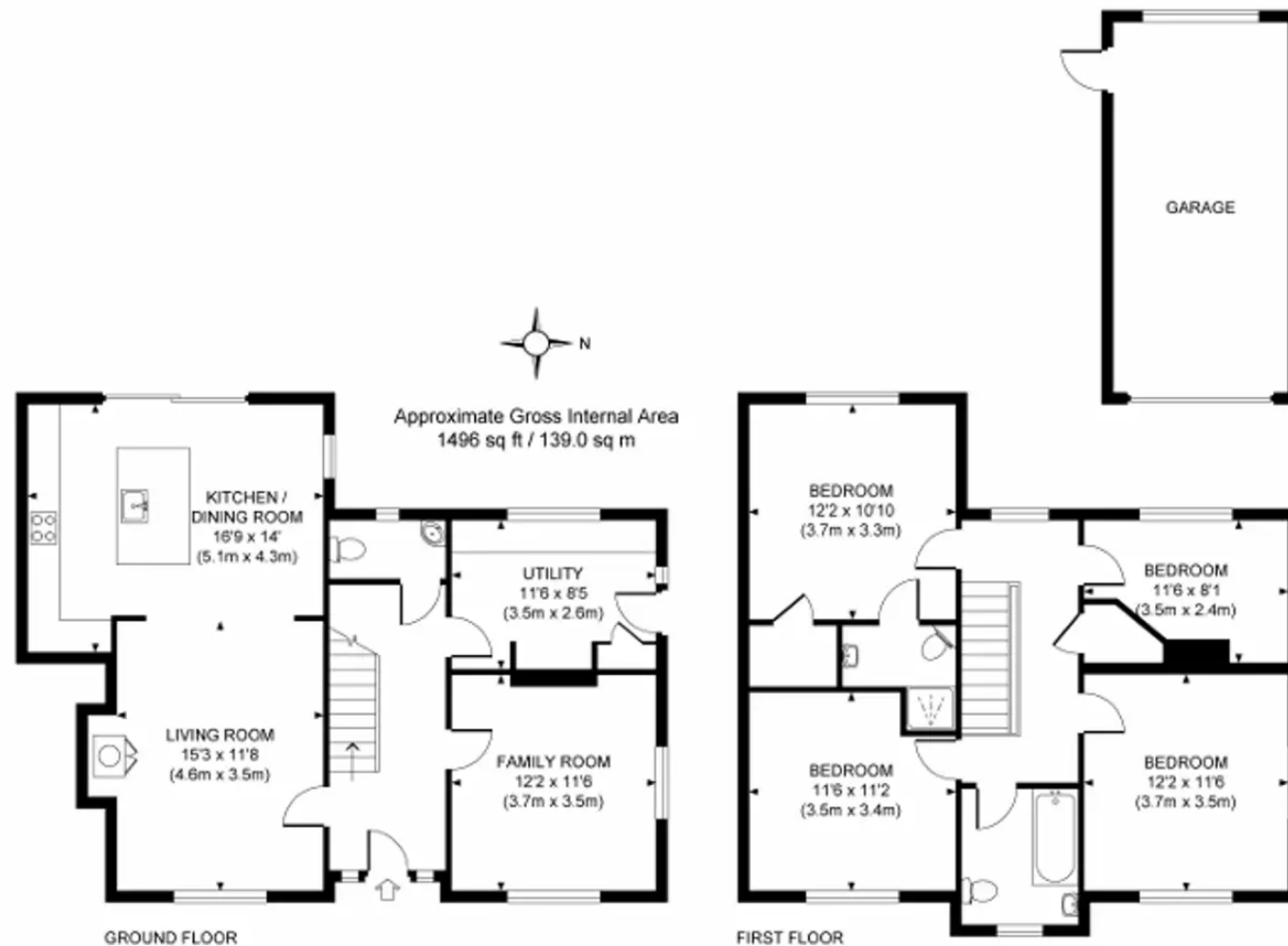


Path Head is located at the top (northern end) of Fox Hill on the town's southern outskirts close to open countryside providing wonderful walks and within a short walk of the hospital and Sainsbury's Local store. The property is setback on the west side of the road in an area of other individual homes on large plots. The town centre (0.75 miles to the north) offers an extensive range of shops, stores, restaurants, cafes and bars. The railway station (1.5 miles) provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). There are several primary schools within walking distance including Northlands Wood, St Wilfrid's, St Joseph's RC and Warden Park Primary Academy. A new primary school is to be built off Hurstwood Lane which will then be closest to the property. Children from this side of town fall into the catchment area for Warden Park Secondary Academy. Some children catch a school bus from Fox Hill to Chailey Secondary School. There are numerous independent schools within the district including Great Walstead, Ardingly College, Cumnor House, Bedes and Burgess Hill Girls for which a school bus has pick up points nearby. The town also has a sixth form college and a leisure centre. Nearby beauty spots include both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, the South Downs National Park and both Ardingly and Weirwood Reservoirs. By road access to the major surrounding areas can be gained via the B2112, the new A272 relief road and the A/M23, the latter lying approximately 6 miles to the west at Bolney.

Distances in approximate miles:

Railway station 1.4, St Wilfrid's Primary 0.8, St Joseph's RC Primary 0.8, Warden Park Primary Academy 1.0, Northlands Wood Primary 1.0





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.

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