



North Haven, Fox Hill, Haywards Heath, RH16 4QY

Guide Price £800,000 - £825,000

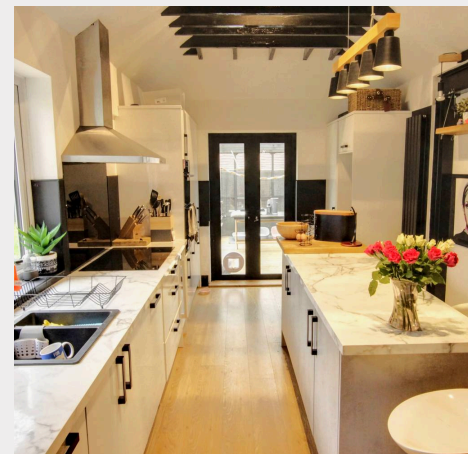
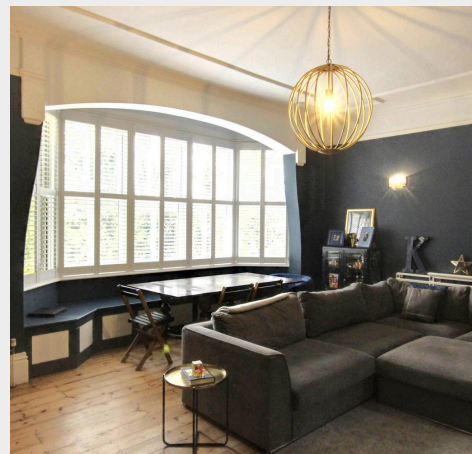


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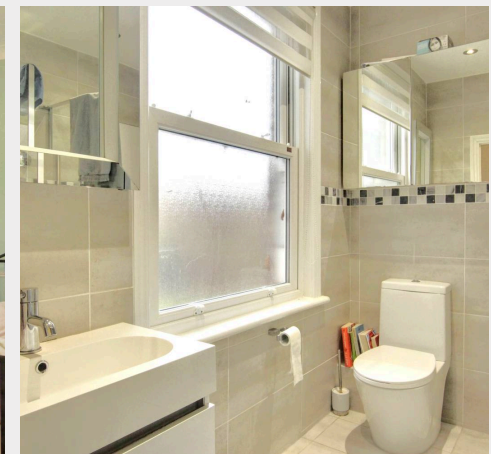
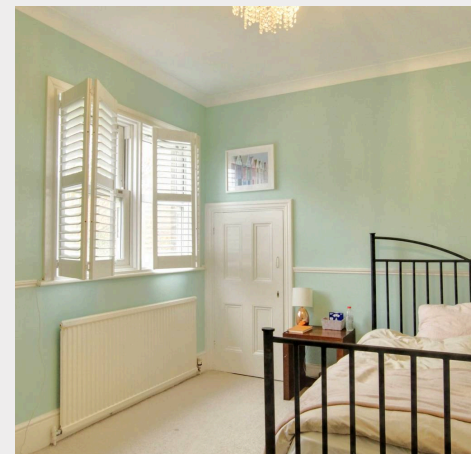
A beautiful Victorian 4 bedroom semi-detached house of immense character on a large plot backing onto a recently planted woodland plantation off the top end of Fox Hill on the town's southern edge with planning permission for an extension and a potential building plot in the side garden STPP.

- Substantial Victorian home of character
- Very large plot with 80' x 80' rear garden
- Timber garden chalet with power and lighting
- Plenty of driveway parking
- Grand living room with fireplace
- Refitted kitchen – dining room and cloakroom
- Master bedroom with copper bath – 3 further large bedrooms and 2 bathrooms
- High ceilings, fireplaces, sash windows, high skirting boards and cornice work
- Warden Park Secondary Academy & Chailey Secondary School bus stop close by
- New primary school to be built close by
- Internal viewing highly recommended
- EPC rating: E - Council Tax Band: F
- Planning for single storey extension Ref: DM/22/1446 (see property link)



North Haven is located on the east side and top (northern end) of Fox Hill (opposite Weald Rise) on the town's southern outskirts close to open countryside providing wonderful walks and within a short walk of the hospital and a Sainsbury's Local store. The town centre (0.85 miles to the north) offers an extensive range of shops, stores, restaurants, cafes and bars. The railway station (1.6 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 school is soon to be built in Hurstwood Lane. A school bus stop in Fox Hill takes children to Warden Park Secondary Academy and also 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 6th 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 (Fox Hill), the A272 relief road and the A/M23, the latter lying approximately 6 miles to the west at Bolney.

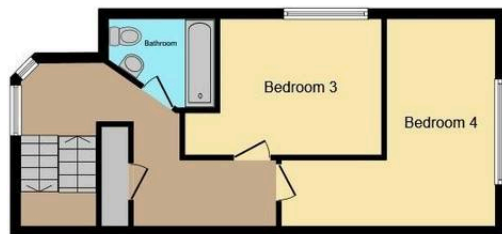




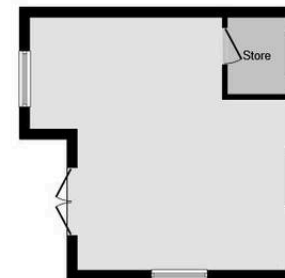
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 208.4 sq.m. (2,243 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Mansell McTaggart Haywards Heath

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