



27 Ruppell Rise, Haywards Heath, West Sussex RH16 4AS

Guide Price £450,000 - £460,000





A 3 double bedroom semi-detached house with a south facing garden and home office/studio on this popular development off Fox Hill on the towns Southern edge within a five minute walk of the Fox & Hounds pub and close to countryside and conveniently close to school bus stops.

Agents Note

Ruppell Rise forms part of a privately managed development and the charges are used to maintain the estate for the enjoyment of all the residents.

Annual service/management charge of £276

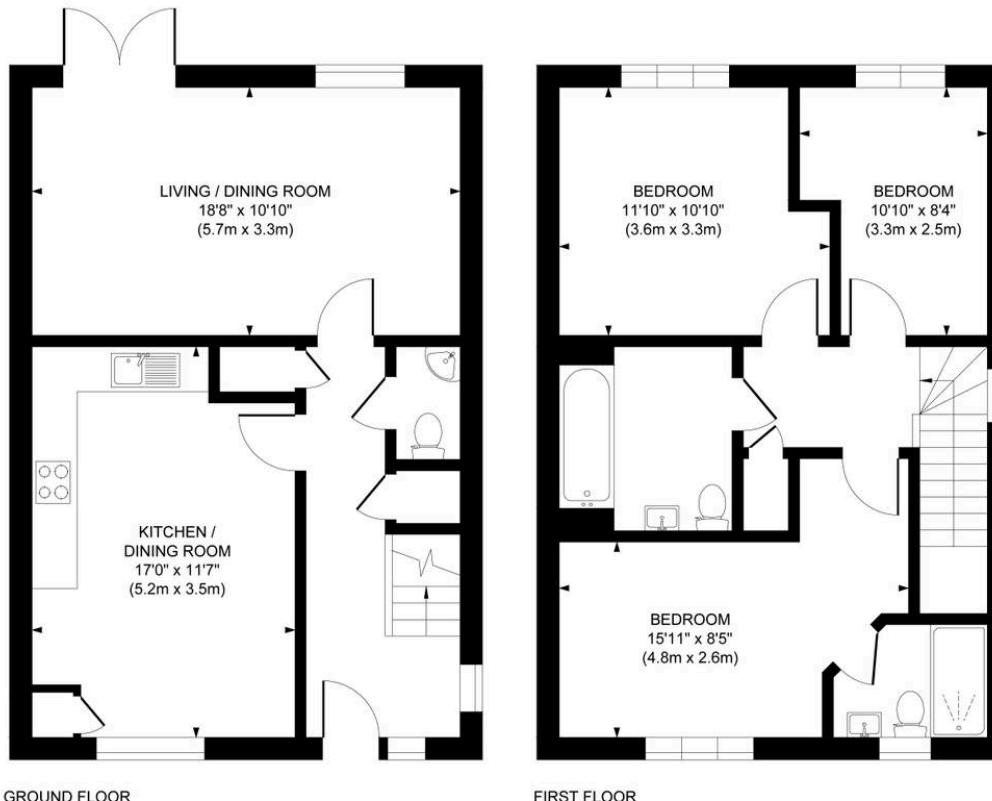
Managing agent : www.firstport.co.uk

- Beautiful home in popular development
- Fully insulated garden studio/home office with ethernet connection
- 33' x 24' south facing rear garden
- Garden shed with power
- Fabulous family sized kitchen/family room
- Large living room with doors out to the rear garden
- Master bedroom with en-suite shower room & wardrobes
- 2 further double bedrooms and family bathroom
- Boarded loft
- 2 allocated parking spaces directly outside
- New primary school to be built nearby soon
- Chailey & Warden Park School bus stops nearby
- Council Tax Band 'E' and EPC 'B'

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 Brighton seafront 13



Approximate Gross Internal Area
1068 sq. ft / 99.20 sq. m



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 decisions reliant upon them.

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