



28 Fox Hill Village, Haywards Heath, West Sussex RH16 4QZ

GUIDE PRICE ... £800,000-£850,000 ... FREEHOLD



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A detached family home occupying one of the best positions in this desirable cul-de-sac with a 0.27 acre south facing plot requiring some updating and offering tremendous potential for a sizeable extension/loft conversion STPP on the town's southern edge close to countryside, a good local pub and a new primary school to be built close by soon.

- Fabulous home on large south facing plot
- Desirable cul-de-sac on town's southern edge
- Great position in road set behind a green
- Requires updating
- Potential for extension and loft conversion STPP
- Sitting room with fireplace & doors to garden
- Dining room, playroom/study and kitchen
- 4 bedrooms and refitted shower room
- Plenty of driveway parking – garage
- 85' front garden – 95' rear garden
- Warden Park & Chailey school bus stops nearby
- New primary school to be built in Hurstwood Lane
- 5 minute walk to Fox & Hounds pub
- For sale by the executors with no onward chain
- EPC rating: D – Council Tax Band: G



The property is situated in Fox Hill Village, which is a desirable cul-de-sac off Fox Hill, on the southern outskirts of town. Open countryside and a good pub are close by and a new primary school is soon to be built 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 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 school bus runs from Fox Hill). Chailey Secondary also has a school bus pick up from 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: miles approx on foot/car or rail

Railway stations: Haywards Heath 2.1 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) and Wivelsfield 3.2

Primary schools: Wivelsfield Green 1.7, Northlands Wood 1.5, Warden Park Academy 1.3, St Joseph's (RC) 1.1

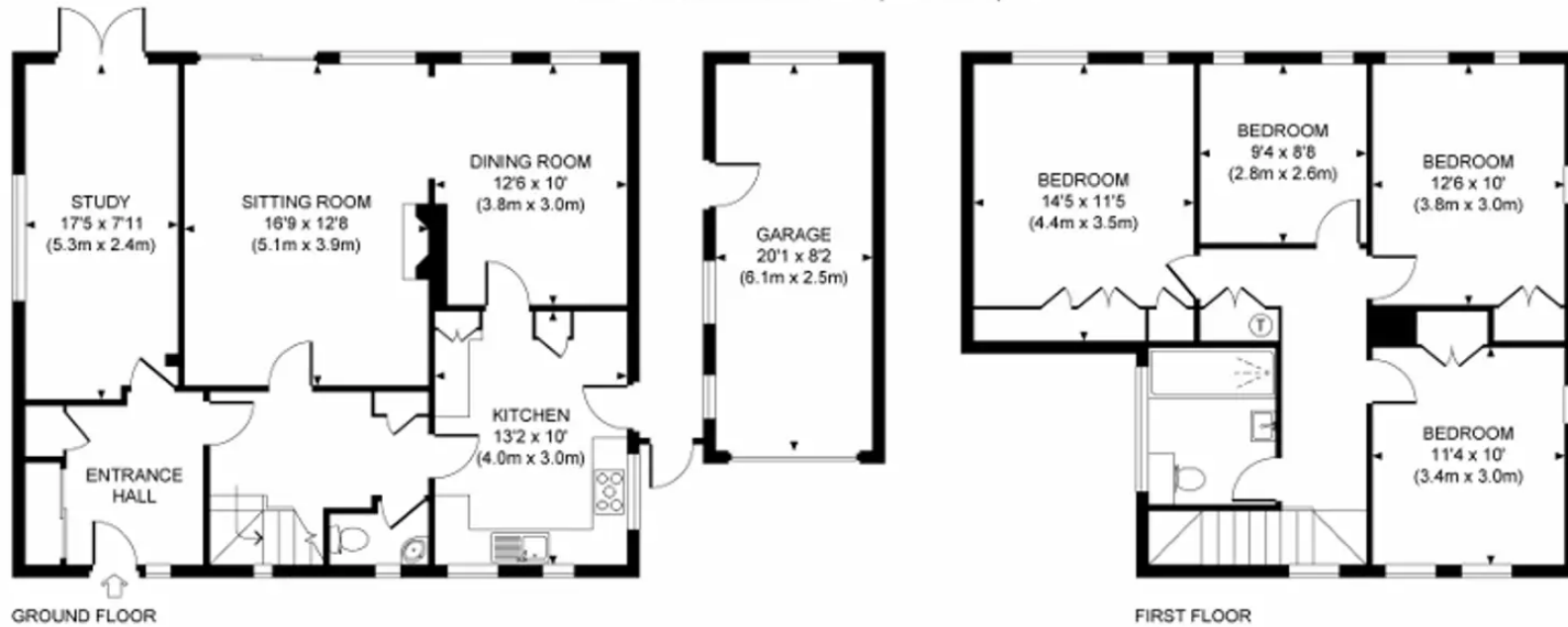
Secondary schools: Warden Park Academy 3.1 (The school bus runs up Fox Hill), Oathall Community College 2.3, St Paul's RC In Burgess Hill 5, Chailey 4.5

6th Form College 2, A23 at Bolney 6.5, Brighton 14, Gatwick 16





Approximate Gross Internal Area
1495 sq ft / 138.9 sq m
Approximate Gross Internal Area Outbuildings
162 sq ft / 15.1 sq m
Total Gross Internal Area 1657 sq ft / 154.0 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 any decisions reliant upon them.

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