



## 5 Weald Rise, Haywards Heath, West Sussex RH16 4RB

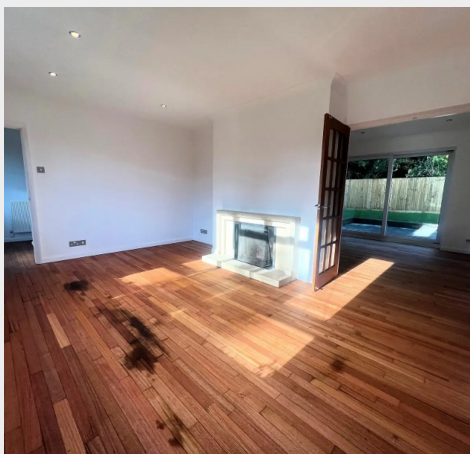
GUIDE PRICE ... £700,000-£725,000 ... FREEHOLD





A 4 double bedroom, 3 reception room detached house situated in a desirable cul-de-sac off Fox Hill which has just been completely redecorated and had new floor coverings fitted – Available for sale with no onward chain.

- Desirable cul-de-sac on the southern side of town
- Easy walk to town centre, hospital & countryside
- Warden Park Secondary Academy School catchment area – bus stop within 100 yards
- New primary school to be built nearby soon
- Redecorated and new floor coverings throughout
- Great potential for extensions STPP
- Beautiful exposed stripped wood flooring
- Large living room with open fireplace
- Dining room, study and quality kitchen
- Master bedroom with en-suite shower room
- 45' x 26' fully enclosed rear garden
- Private driveway, parking & integral garage
- Electric car charging point
- No chain – quick sale available
- EPC rating: D – Council Tax Band: F

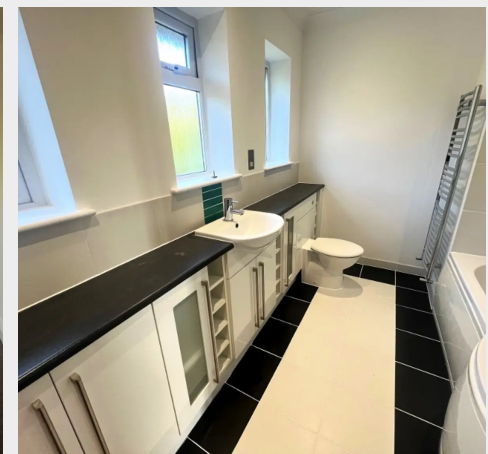
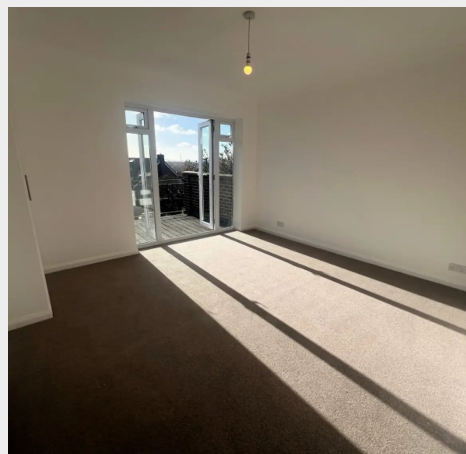


The property is situated within this desirable cul-de-sac on the town's southern edge, surrounded by other detached houses of similar style and size. There is open countryside nearby providing endless country walks via a series of public footpaths and the Fox & Hounds pub/restaurant is within a 5-10 minute walk. Haywards Heath town centre can be accessed on foot in 15 minutes or via a regular bus service which runs along Fox Hill and the town's main shopping areas of South Road and The Orchards are approximately 1 mile to the north. Haywards Heath has numerous schools for all ages, sports clubs and leisure groups, a leisure centre and numerous restaurants, cafes and bars in The Broadway. Children from this side of town catch a school bus from the end of the cul-de-sac (Fox Hill) to Warden Park Secondary Academy in Cuckfield. There are several good primary schools close by and a new primary school is planned to be built off Hurstwood Lane in the next few years. The Chailey school bus picks up from the bottom of Fox Hill. By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 7.5 miles to the west at Bolney or Warninglid. The B2112 gives swift vehicular access south bound to the towns of Lewes and Brighton via Ditchling.

Distances in approximate miles

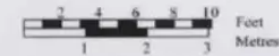
Schools: Warden Park Secondary Academy (2.9), Oathall Community College (2), Warden Park Primary Academy (1.25), Northlands Wood (1.4), St Wilfrid's (1.1), St Joseph's (1.1), Bolnore Village School (1.3)

Station: The mainline railway station (2 miles) offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



5 WEALD RISE

GROSS INTERNAL AREA: 141.1 SQ M (1518 SQ FT)



## Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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