



## The Willows Fox Hill, Haywards Heath, West Sussex RH16 4QY

GUIDE ... £550,000-£600,000 ... FREEHOLD



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An individual 2/3 bedroom detached bungalow of 1130 ft.<sup>2</sup> in need of general updating and occupying a secluded plot with driveway and detached garage alongside off Fox Hill on the town's southern edge within walking distance of the main shopping areas, glorious countryside, the Fox and Hounds pub and hospital.

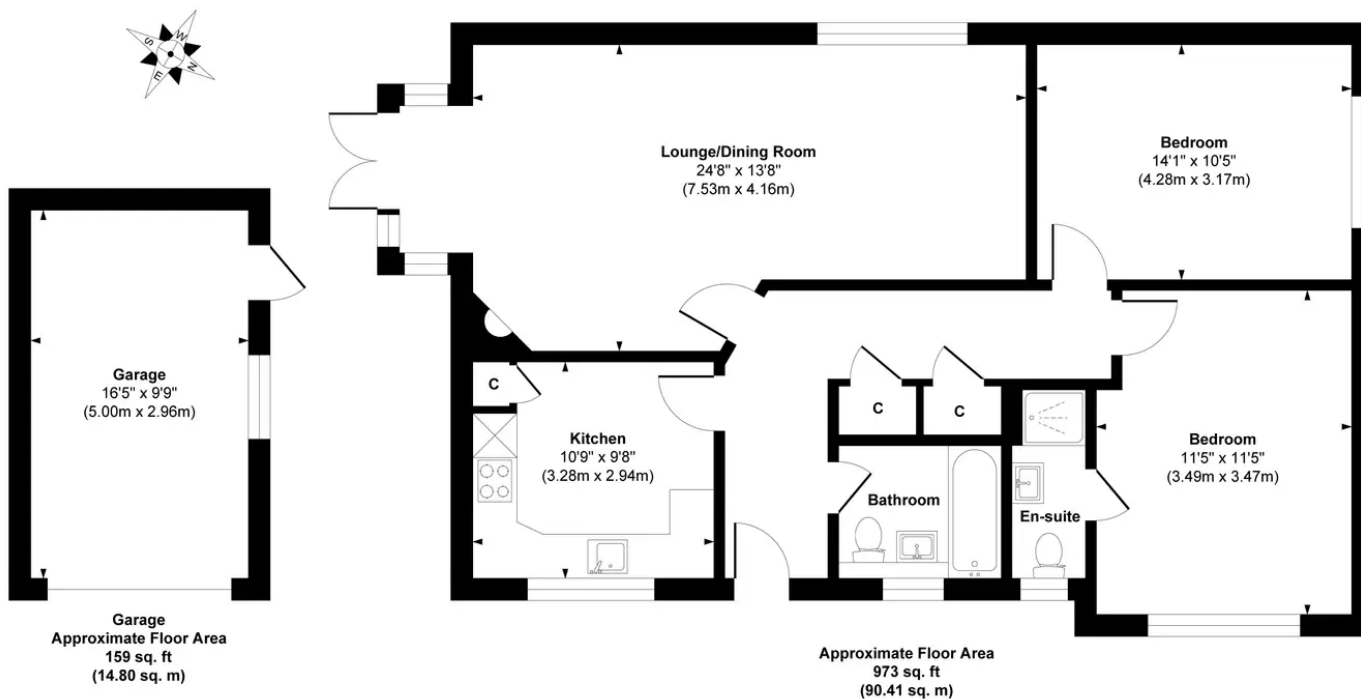
- Individual detached bungalow built in 1996
- Very secluded & fully enclosed plot
- For sale by the executors - No chain
- Private driveway parking + detached garage
- Requires general updating throughout
- Potential for extending and/or loft conversion STPP
- Originally built to have 3 separate bedrooms
- Arranged as 2 beds & lounge with dining area
- Main bedroom has an en-suite shower room
- Short walk of countryside & local pub
- Easy walk to town centre and hospital
- On a regular bus route
- EPC rating: D - Council Tax Band: E



The property is situated on the town's southern edge, surrounded by mainly 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 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. There are 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).





**Approx. Gross Internal Floor Area 1132 sq. ft / 105.21 sq. m**

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