



54 Cape Road, Haywards Heath, West Sussex RH16 4AR

GUIDE PRICE .. £500,000 - £525,000 .. FREEHOLD

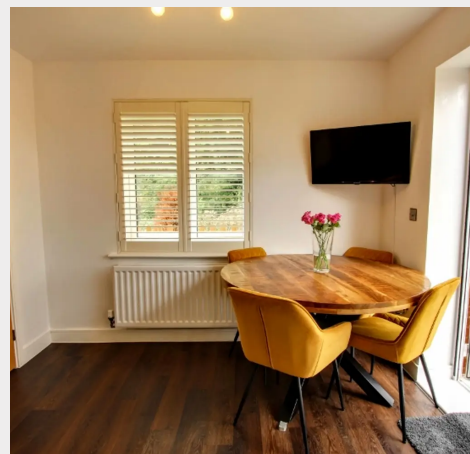


**MANSELL
McTAGGART**
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A 3 double bedroom detached house occupying one of the best positions in this Fox Hill development on the rural outskirts of town enjoying a wonderful view across the adjoining meadow and woodland yet within walking distance of a good pub and a soon to be built new primary school off Hurstwood Lane.

- Almost new (April 22) detached family home
- Probably one of the best positions on Linden Homes' Fox Hill development
- Semi-rural location adjoining glorious countryside
- Landscaped 40' x 30' garden with large shed
- Private driveway alongside for 2 cars
- Close to Chailey & Warden Park Secondary School bus stops
- 5 minute walk to the Fox and Hounds pub
- Family sized kitchen/breakfast room with integrated appliances
- Separate double aspect lounge/dining room
- Master bedroom with en-suite shower room
- 2 further bedrooms and family bathroom
- Almost every room has a great view
- Plantation shutters fitted to many windows
- Private estate – service charge expected to be £250 PA
- EPC rating: B - Council Tax Band: E



The property is located at the very western end of Cape Road, which forms part of Linden Homes' Fox Hill development on the southern rural outskirts of town. The house adjoins a large open meadow on two sides, beyond which is woodland with footpaths linking with the neighbouring districts and villages. The Fox and Hounds pub is within a 5–10 mins walk located on Fox Hill (B2112) where there are bus stops linking with the town centre, station, neighbouring towns and Brighton. Both Chailey and Warden Park Secondary Academy Schools also have school bus stops next to the pub. There is a new primary school to be built in Hurstwood Lane which will make a rather pleasant walk with children to a local school in the next few years. 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 also has a 6th form college and leisure centre.

The railway station is 2.3 miles distant and provides a fast rail service to London Bridge/Victoria (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins). Wivelsfield railway station is located at the northern end of Burgess Hill and could be accessed on foot (1.8 miles).

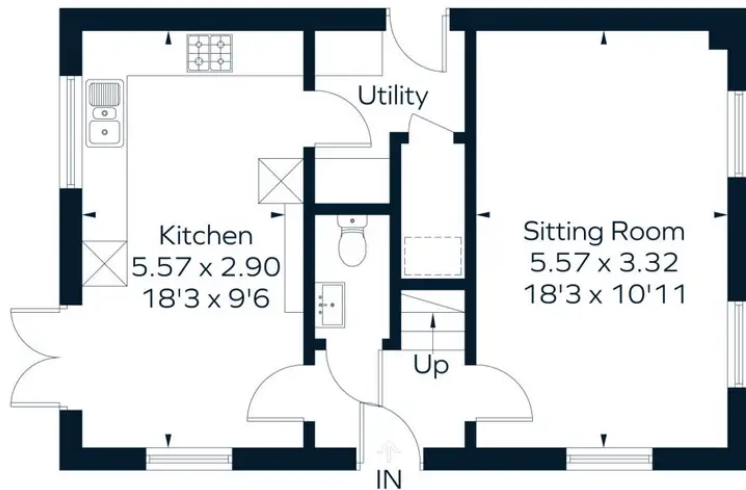
Fox Hill (B2112) gives swift vehicular access to the neighbouring districts, Brighton and links with the A23 at Bolney/Warninglid and M25.



Approximate Area = 95.4 sq m / 1027 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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