



13 Woodfox Way, Haywards Heath, West Sussex RH16 4EZ

Guide Price £400,000 - £425,000

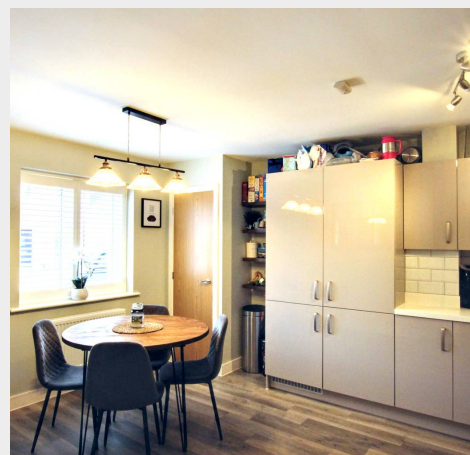


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A very generously proportioned (1050 ft.²) 3 double bedroom terrace house with a 37' x 20' west facing rear garden with its own drinks bar in a cul-de-sac within this very popular development in Fox Hill on the town's rural southern edge within a short walk of the Fox & Hounds pub, countryside and school bus stops.

- 3 double bedroom house on popular development
- Semi-rural location close to countryside
- 5 minute walk to the Fox & Hounds pub
- Warden Park Secondary Academy School & Chailey Secondary School bus stops nearby
- New primary school to be built off Hurstwood Lane
- 2 allocated parking spaces directly outside
- Gated rear access to the garden
- Family size kitchen/dining room with appliances
- Living room with doors out to the rear garden
- Master bedroom with en-suite shower room
- Immaculate & neutral decorative order throughout
- Estate service charge: payable to First Port - £276.91 per annum (01.10.24-30.09.25) 2 x half yearly instalments
- EPC rating: B - Council Tax Band: E



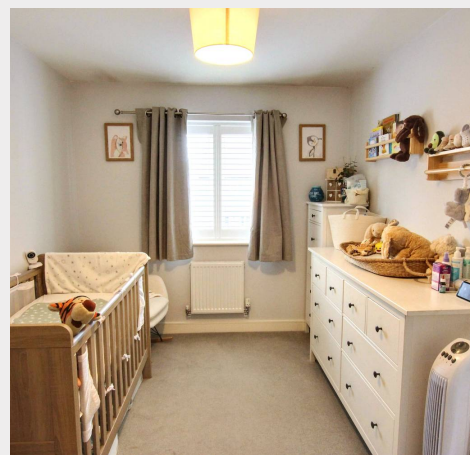
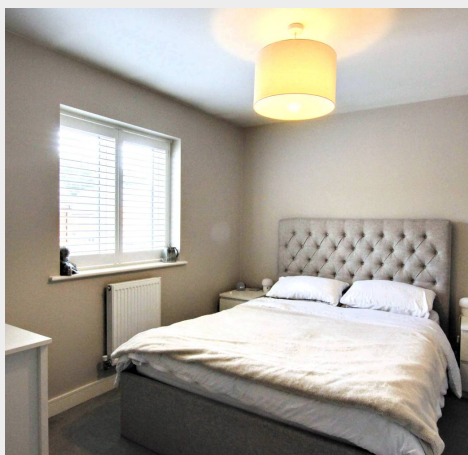
Woodfox Way is located off Blandford Avenue which, in turn, is off Cape Road, which forms part of Linden Homes' Fox Hill development on the southern rural outskirts of town. The house is situated off a large open meadow and woodland with footpaths linking with the neighbouring districts and villages. The Fox and Hounds pub is within a 5 minute 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).

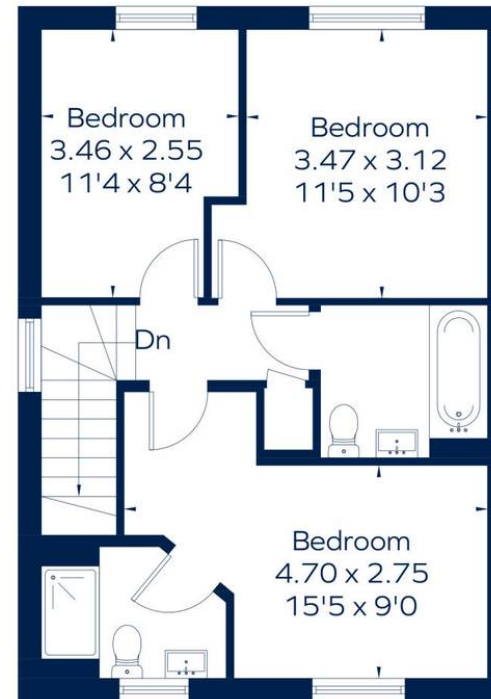
Fox Hill (B2112) gives swift vehicular access to the neighbouring districts, Brighton and links with the A23 at Bolney/Warninglid and M25.



Approximate Area = 97.2 sq m / 1046 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



Ground Floor



First Floor

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