



2 Wythwood, Haywards Heath, West Sussex RH16 4RD

Guide Price £800,000-£850,000



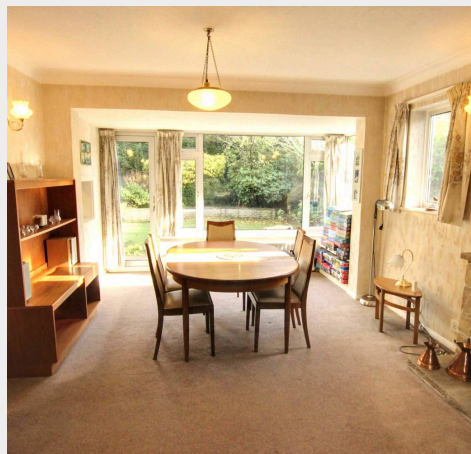
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A substantial 4/5 bedroom detached family home in a desirable cul-de-sac off Rookery Way on the town's southern side offering generously proportioned rooms with potential for further enlargement and some updating. For sale with no onward chain

- Detached family house of over 2000 sq ft
- Prime cul-de-sac off Fox Hill
- 2 large reception rooms with fireplaces
- Snooker room/bedroom with en-suite shower room (snooker table available)
- Family sized kitchen/breakfast room, utility, boiler room/workshop
- Grand master bedroom with en-suite bathroom
- 3 further bedrooms and bathroom
- Attic space offering potential for conversion STPP
- Private driveway parking
- 68' x 42' east facing rear garden
- Some updating required
- EPC rating: D - Council Tax Band: F

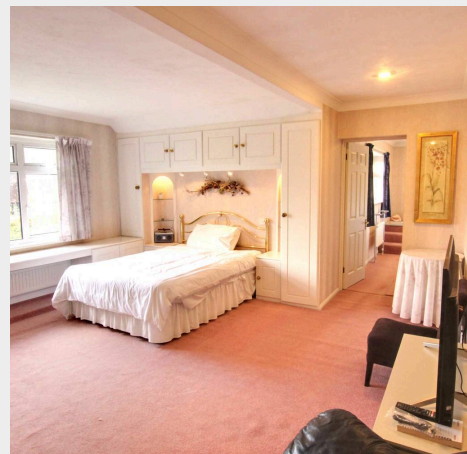




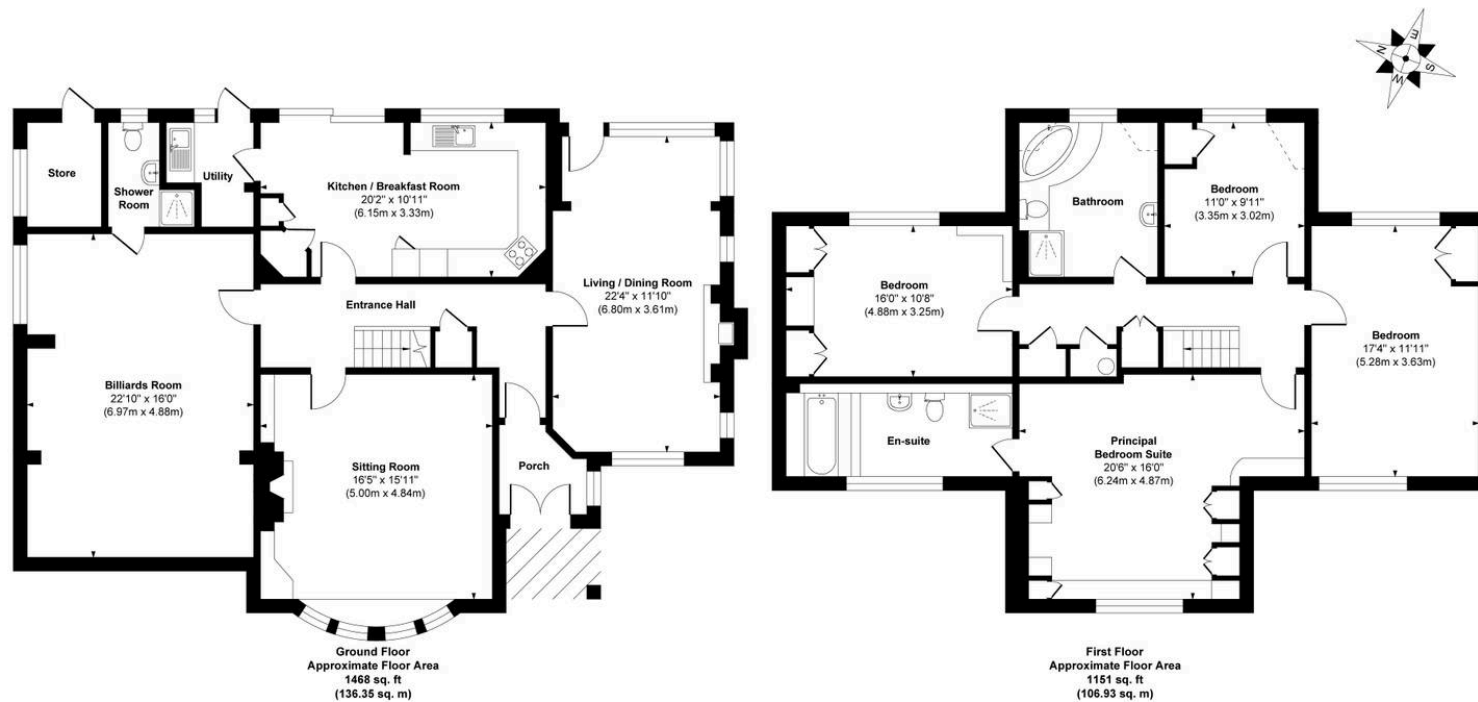
Wythwood is a select cul-de-sac of 12 large detached houses located off Rookery Way, which is regarded as one of the town's best kept secrets and forms part of the Fox Hill area of Haywards Heath. Fox Hill is a prime residential area on the town's southern edge and has always been popular with families and is even more so now the new Haywards Heath/A272 relief road is open, giving swift access out to the Warden Park Secondary Academy in Cuckfield and the A23 at Bolney to the west. Countryside is close by interspersed with footpaths and bridleways linking with the neighbouring districts. Fox Hill has its own pub/restaurant and within a short walk is a Sainsbury's local store on Wivelsfield Road. The town centre is about a mile to the north where there is an extensive range of shops, stores, restaurants, cafes and bars, 6th form college and leisure centre. A regular bus service runs along Fox Hill linking with the town centre and mainline railway station and is the bus stop for Warden Park and Chailey secondary schools. Schools: St Wilfrid's Primary (0.7 miles); St Joseph's R C Primary (1 mile); Northlands Wood (0.8 miles). A new primary school is to be built off Hurstwood Lane close by. The area is well served by some excellent independent schools (which all provide a school bus service with pick up points close by) including: Great Walstead, Cumnor House, Ardingly College, Burgess Hill Girls and Brighton College.

#### **Distances in miles:-**

Haywards Heath Railway Station 1.5 miles fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Princess Royal Hospital 0.7, A23 Bolney 6, Gatwick Airport 13, Brighton seafront 14







**Approximate Gross Internal Floor Area 2665 sq. ft / 191.78 sq. m**

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