



**Sunnybank, Fox Hill, Haywards Heath, West Sussex RH16 4RF**

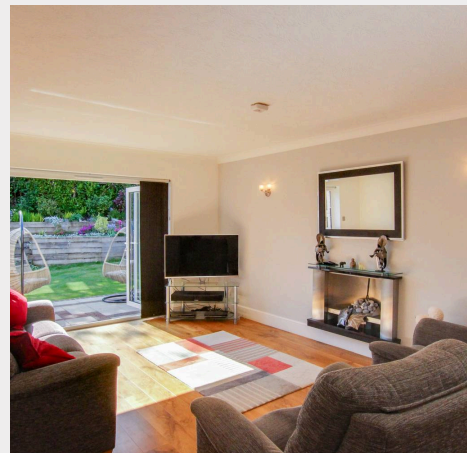
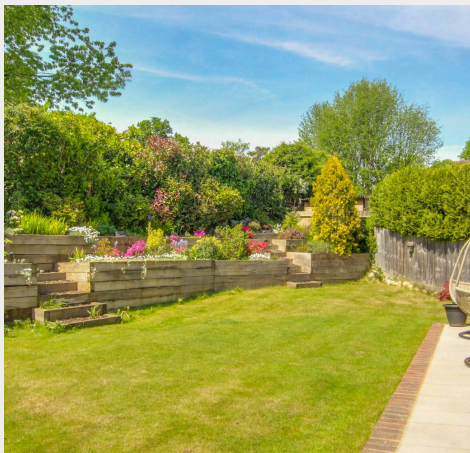
Guide Price £800,000 – £850,000





An absolutely immaculate 4 double bedroom detached family house with a 50' x 40' west facing a rear garden situated at the top end of Fox Hill within a short walk of the hospital and town centre and close to a bus stop for both Chailey and Warden Park secondary academy schools.

- Popular Foxhill area of town
- Popular Foxhill area of town close to countryside and the hospital
- Extended and re-fitted family size kitchen/breakfast room
- Sitting room with bi-fold doors and fireplace
- Separate study and integral garage
- Master bedroom with en-suite bathroom
- 3 further big bedrooms and shower room
- Plenty of private driveway parking
- 1.5 mile walk to the railway station and approximately 1 mile to town centre
- Council Tax Band 'F' and EPC 'D'

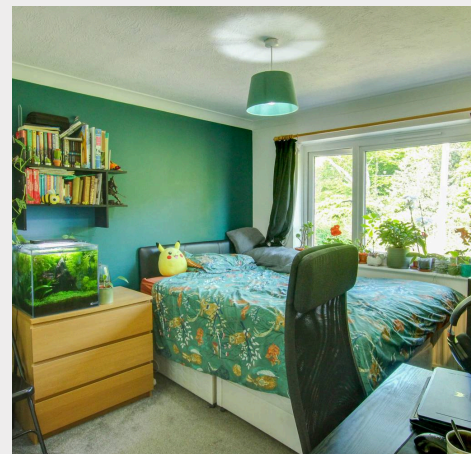


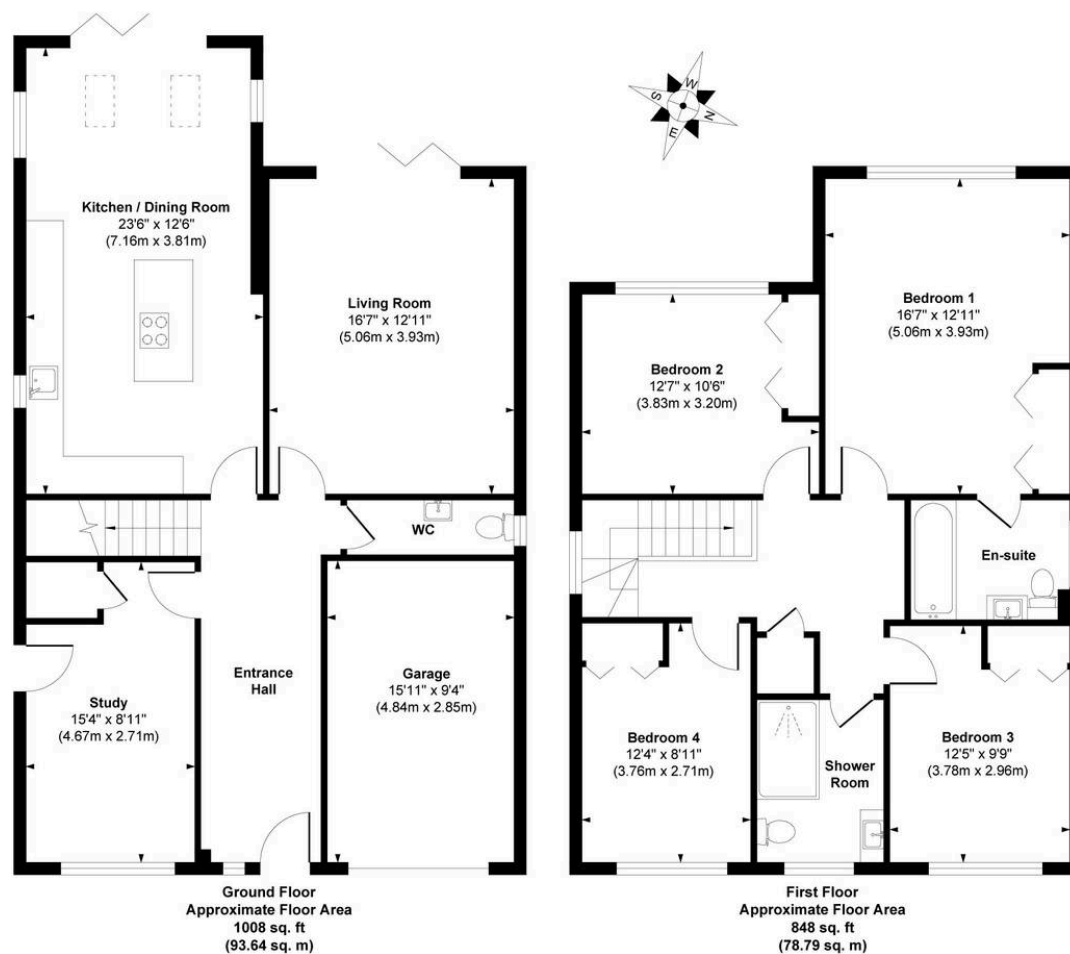
The property is situated on the town's southern edge, surrounded by mainly detached houses of similar style and size. There is open countryside nearby providing endless country walks via a series of public footpaths and the Fox & Hounds pub/restaurant is within a 5 minute walk. Haywards Heath town centre 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. 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), Bolnere 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).





**Approximate Gross Internal Floor Area 1856 sq. ft / 172.43 sq. m(Including Garage)**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

## Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.