



75 Ruppell Rise
Haywards Heath, RH16 4AS

 **Mark Reville & Co**

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Guide Price £395,000 Freehold

Built in 2019 this attractive and modern three bedroom home, lived in since new, offers spacious and well-planned accommodation. The property provides versatile living space suited to first-time buyers, new families, young professionals as well as downsizers and those seeking a modern, low-maintenance home.

The accommodation includes a useful ground floor cloakroom and a well-appointed kitchen-diner fitted with a range of integrated appliances, ample base cupboards and drawers, and plenty of space for a large family dining table and chairs. A generous sitting room enjoys patio doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living space. On the first floor are three well-proportioned bedrooms, including a principal bedroom with a spacious en suite shower room, together with a modern family bathroom fitted with a white suite. Further benefits include gas fired central heating and double-glazed windows throughout, making this a modern, comfortable home.

Outside, the property benefits from private off-road parking to the front, while to the rear is an established, south-west facing garden featuring an attractive patio area, grass lawn, timber garden shed and a mature cherry-blossom tree that provides modest shade in the summer. A rear gate provides access around the side of the property.

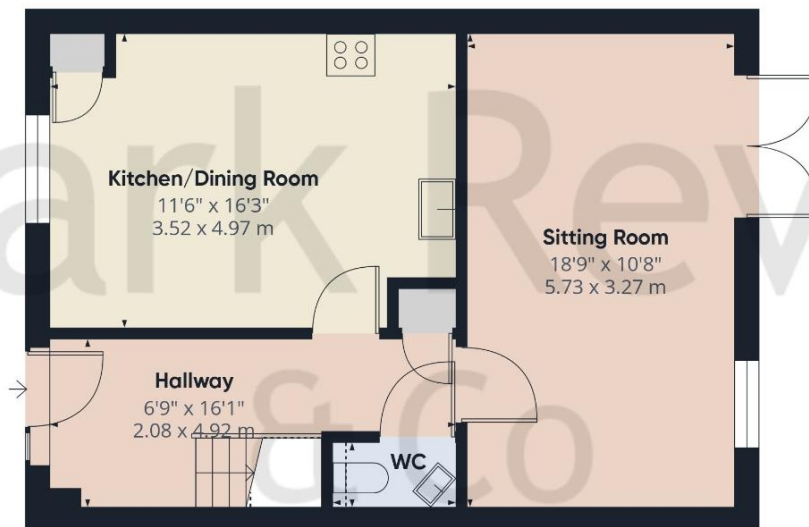
Ruppell Rise occupies a convenient position within the popular Fox Hill neighbourhood on the southern side of Haywards Heath, close to open countryside and a minutes' walk to the well-regarded and family friendly Fox & Hounds public house. Haywards Heath town centre is within walking distance and offers an excellent range of shops, cafés, restaurants, banks and leisure facilities. The area is well served by local schools with a new primary school also planned off Hurstwood Lane that will be within easy walking distance.

Haywards Heath railway station is on the Brighton-London mainline and the station has extremely frequent services to Gatwick Airport (15 minutes journey), Brighton (20 minute journey), London Bridge and Victoria (both 45 minutes journey's). Lewes (20 minute journey) and direct services to Cambridge, Eastbourne, Littlehampton, Luton Airport and St Pancras International. Bus stops outside the Fox & Hounds provide local services to Princess Royal Hospital, Haywards Heath town centre and train station an onward services to Crawley and Royal Sussex County Hospital in Brighton. There are excellent road connections via the A272 and A23 providing straightforward access across Sussex and beyond. Altogether, this is a fine home combining comfortable, well presented accommodation with practical everyday living in a popular and convenient location.

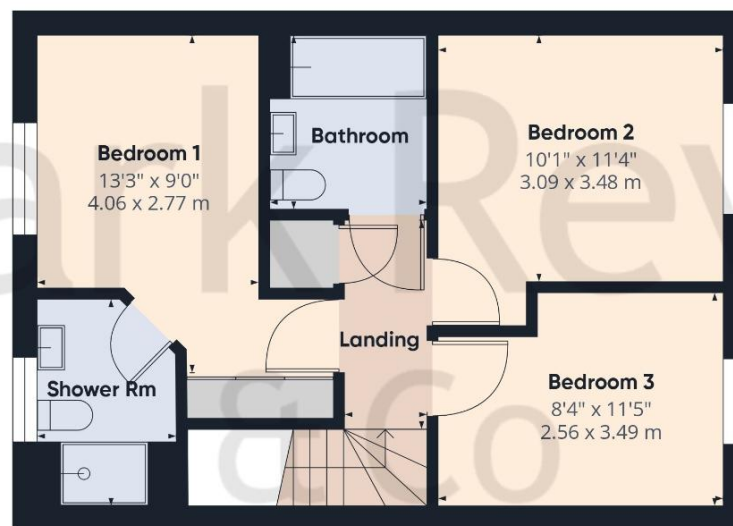
Modest estate management fee of £289.50 per annum paid biannually for maintenance of communal areas, including children's playground and public footpaths.







Ground Floor



Floor 1

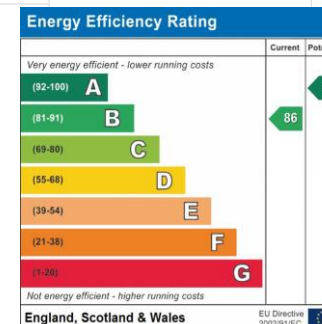


Approximate total area⁽¹⁾

959 ft²
89 m²

Reduced headroom

9 ft²
0.9 m²



Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

Haywardsheath@markrevill.com



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