

3 Blanford Avenue, Haywards Heath, West Sussex RH16 4EU

Guide Price £375,000 - £385,000

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A 2 double bedroom semi-detached house occupying a great position within the popular Fox Hill development on the town's southern edge, benefiting from a driveway for two cars alongside and a 35' x 14' west facing landscaped rear garden, close to countryside and the Fox & Hounds pub. NO CHAIN

- Great position with a 35' west facing rear garden
- Close to several greens and glorious countryside
- 5 min's walk to the Fox & Hounds pub
- Kitchen/breakfast room with built-in appliances
- Living room with doors out to the rear garden
- 2 substantial double sized bedrooms
- Cloakroom and beautiful upstairs bathroom
- Private driveway alongside for 2 cars
- Plenty of visitors' parking spaces
- Close to Chailey & Warden Park Secondary School bus stops
- New primary school to be built off Hurstwood Lane soon
- EPC rating: B - Council Tax Band: D
- Private Estate charge: for the 6 month period 01.10.26–31.03.2027 - £101.97
- Managing agents: Firstport Property Management

The property forms part of Linden Homes' Fox Hill development on the southern rural outskirts of town. Woodland and countryside is close by 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 1.25 miles 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 Gross Internal Area
775 sq. ft / 71.98 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Haywards Heath

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