



Fox End, Fox Hill Village, Haywards Heath, West Sussex RH16 4QZ

Guide Price £850,000-£900,000 ... Freehold



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An individual detached family home occupying a large plot at the very end of this desirable cul-de-sac on the town's southern edge with great potential for enlargement and within a short walk of a local pub, countryside and both Chailey & Warden Park School bus stops.

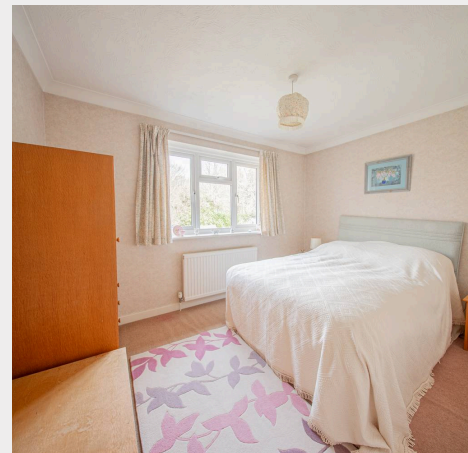
- Detached home bought by the owners from new in the mid 1980s
- Very clean and tidy
- Requires general updating
- Occupying a large plot adjoining a wooded copse
- Great potential for extending STPP
- 120' long private driveway & double garage
- 65' wide by 55' deep rear garden
- Lounge with fireplace, dining room, study, kitchen and conservatory
- 4 bedrooms and 2 bath/shower rooms
- Pleasant stroll to the Fox & Hounds pub
- New primary school to be built off Hurstwood Lane soon
- Chailey & Warden Park Secondary school bus stop and countryside close by
- EPC rating: D - Council Tax Band: G



The property is situated at the end of Fox Hill Village, which is a desirable cul-de-sac off Fox Hill, on the southern outskirts of town. Open countryside and a good pub are close by and a new primary school is soon to be built off Hurstwood Lane. A bus service runs along Fox Hill linking with the hospital, town centre and railway station to the north and Burgess Hill, Hassocks and Brighton to the south. The town centre is just over 1 mile to the north where there is an extensive range of shops and stores. The fashionable Broadway has numerous restaurants, cafes and bars and there is also a leisure centre. Schools are well represented throughout the town and children from this side fall into the catchment area for Warden Park Secondary Academy in Cuckfield (a school bus runs from Fox Hill). Chailey Secondary School also has a school bus pick up from Fox Hill. By car, access to the major surrounding areas, Brighton, Gatwick and the M25 can be gained via the B2112 (Fox Hill), the A272 and A/M23, the latter lying about 6.5 miles to the west at Bolney.

**Distances: miles approx on foot/car or rail**

Railway stations: Haywards Heath 2.1 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) and Wivelsfield 3.2 Primary schools: Wivelsfield Green 1.7, Northlands Wood 1.5, Warden Park Academy 1.3, St Joseph's (RC) 1.1 Secondary schools: Warden Park Academy 3.1, Oathall Community College 2.3, St Paul's RC In Burgess Hill 5, Chailey 4.5 6th Form College 2, A23 at Bolney 6.5, Brighton 14, Gatwick 16 The local area is well served with independent schools including Great Walstead, Cumnor House, Ardingly, Worth, Hurst and Burgess Hill Girls. These and also Brighton College, Bedes, Roedean and Lancing all have a school bus service.



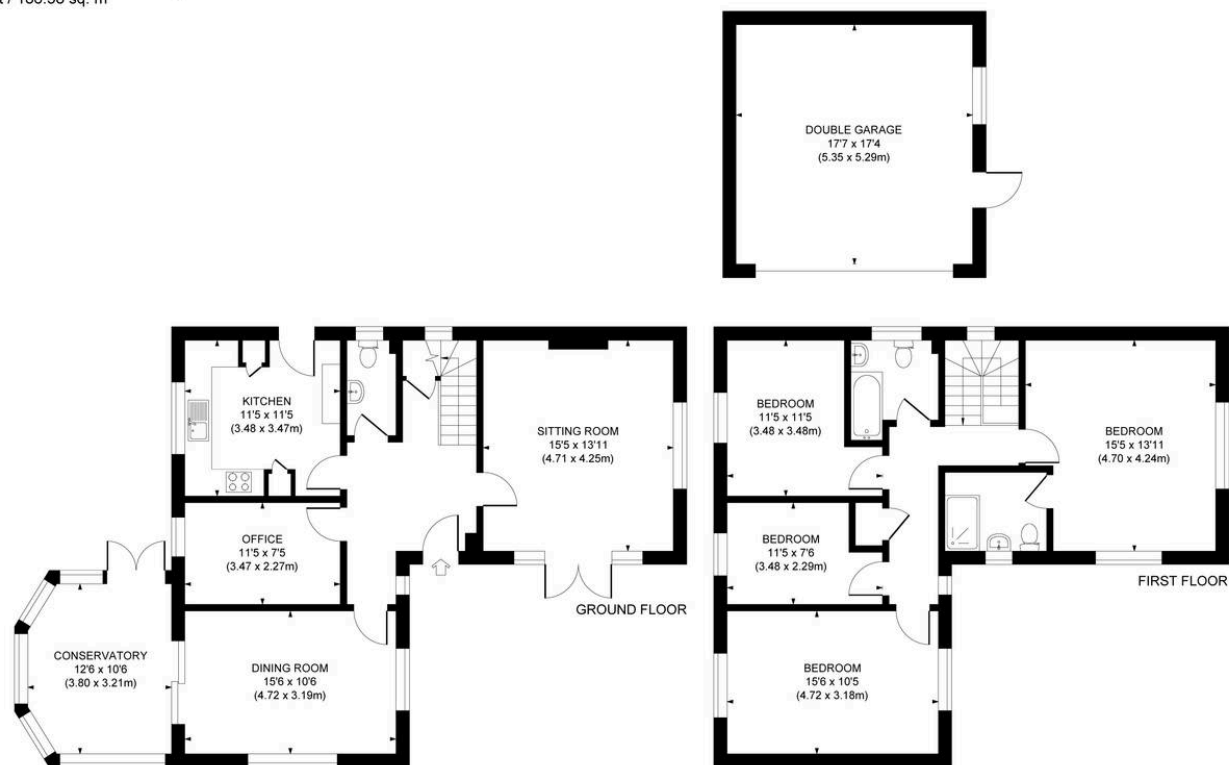
### Approximate Gross Internal Area

Ground Floor 920 sq. ft / 85.47 sq. m

First Floor 784 sq. ft / 72.81 sq. m

Garage 305 sq. ft / 28.30 sq. m

Total 2,009 sq. ft / 186.58 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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