



28 Ruppell Rise, Haywards Heath, West Sussex RH16 4BF
£450,000



**MANSELL
McTAGGART**
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A 3 double bedroom semi-detached house (1044 sq ft) with a private driveway alongside for 2 cars and a 39' x 29' rear garden situated within the popular Fox Hill development on the town's southern edge close to countryside and within a 5 minutes' walk of the Fox & Hounds pub.

- Absolutely immaculate 3 bedroom home
- Built by Linden homes in 2019
- Private driveway parking alongside for 2 cars
- Very pretty 39' x 29' fully enclosed rear garden
- Huge family sized kitchen/breakfast room with appliances
- Lounge with doors onto the rear garden
- Master bedroom with en-suite shower room
- 2 further double sized bedrooms and family bathroom
- Plenty of open greens and play areas for children
- New primary school to be built on Hurstwood Lane
- The development adjoins countryside linking with footpaths
- 5 mins to Warden Park Secondary & Chailey School bus stops (outside the Fox & Hounds)
- Internal viewing highly recommended
- EPC rating: B
- Private Estate charge: The property forms part of this well-maintained development with numerous play areas and wildlife corridors for all to enjoy. For the half year ending 30.09.26 = £144.75
- Managing Agents: FirstPort Property Services



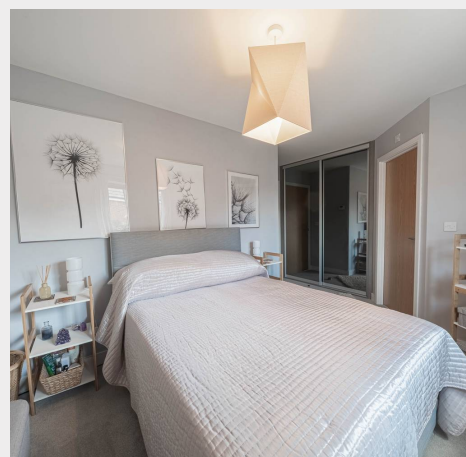
The development is situated on the town's southern edge close to countryside, the Fox and Hounds pub and in the next few years will be close to the new Primary School on Hurstwood Lane. Fox Hill (B2112) gives swift access out of town to the south linking with Brighton and to the north via the A272 relief road to the A23 at Bolney.

The town centre is just over a mile to the north where there is an extensive range of shops, restaurants, cafés and bars. The town has several good primary schools and 2 good secondary schools and a 6th form college.

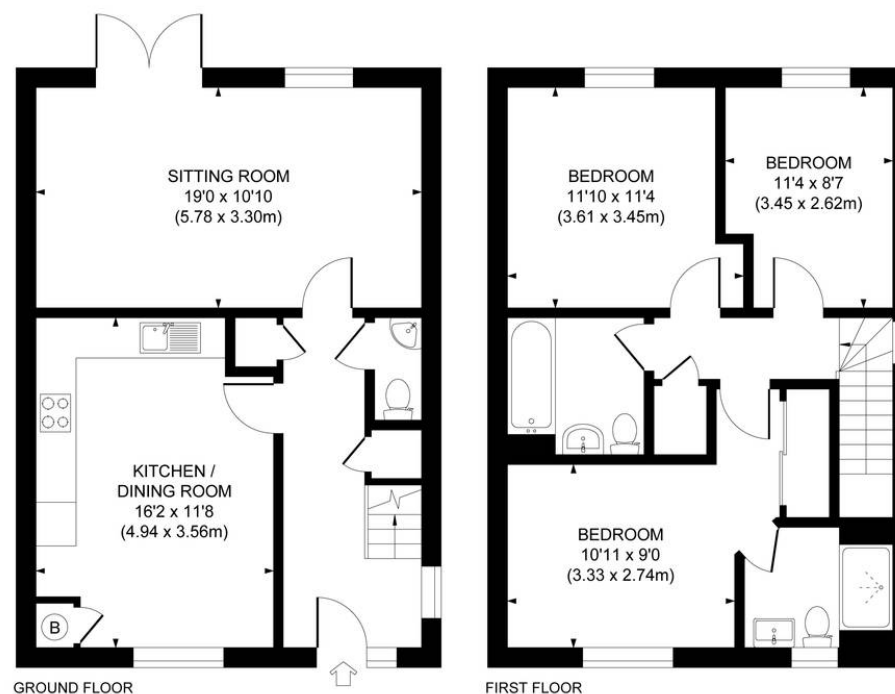
Children from this side of town fall into the catchment area for Warden Park Secondary Academy school in Cuckfield for which there is a school bus stop on Fox Hill. A school bus also picks up from Fox Hill to Chailey Secondary School. Some children from this side of town have also gone to Wivelsfield Primary School.

Distances: miles on foot/car/rail

Haywards Heath Railway Station 2.1, Wivelsfield railway station 2.9, South Road shops 1.2, A23 at Bolney 6.5, Gatwick Airport 15, Brighton seafront 13



Approximate Gross Internal Area
1,044 sq. ft / 97.00 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.

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