56 Ruppell Rise, Haywards Heath, West Sussex RH16 4BF

Guide Price **£400,000 - £425,000**

MANSELL McTAGGART
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A very well presented 3 double bedroom, 2 bathroom semi-detached house with a 35' landscaped rear garden. This lovely family home was bought by the owners from new in 2019 and is situated on this popular modern development off Fox Hill, on the town's southern edge close to countryside, the Fox & Hounds pub, bus stops for both Chailey & Warden Park Secondary schools and a soon-to-be built new primary school.

- Immaculate home on popular development
- Built by Linden homes in 2019
- Landscaped low-maintenance garden with composite decking providing a perfect afternoon sun trap
- Plenty of open space around the estate
- Adjoining countryside and lovely walks
- 2 allocated parking spaces in front (71)
- Immaculate decoration throughout
- Large family sized kitchen/breakfast room
- Master bedroom with en-suite shower room
- New primary school to be built off Hurstwood Lane in next few years
- Warden Park & Chailey School bus stops
- For sale with no onward chain
- EPC rating: B - Council Tax Band: E
- Private Estate Charge. The property forms part of a privately managed estate with lots of children's play areas and communal aspects which everyone pays towards the upkeep. For the current year, the cost is approx £300
- Managing Agent: First Port Property Management

Ruppell Rise is situated off Cape Road which, in turn, is located off Fox Hill 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.

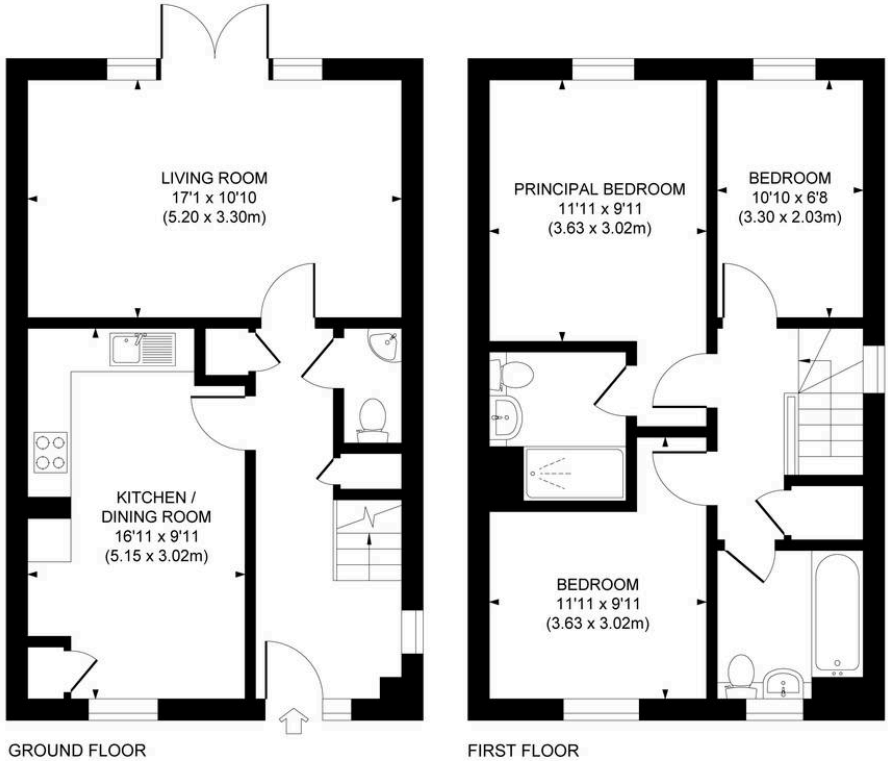
Fox Hill (B2112) gives swift access out of town to the south linking with Brighton and to the north via the A272 relief road to the A23 at Bolney. The town centre is just over a mile to the north where there is an extensive range of shops, restaurants, cafés and bars.

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
950 sq. ft / 88.25 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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