



**Gayfields, Fox Hill Village, Haywards Heath, West Sussex RH16 4QZ**

Guide Price £900,000 – £950,000



**MANSELL  
McTAGGART**  
Trusted since 1947



A 4 bedroom detached Turner style house occupying an elevated 0.3 acre plot towards the end of this highly desirable cul-de-sac with large gardens and offering tremendous potential for reconfiguration/extending if required STPP.

The house was built in the late 1940s and has been extended to the side and the loft partly converted and could easily be enlarged further to create a perfect family layout. The owners bought the house 17 years ago when they replaced the kitchen and more recently have replaced the 2 bathrooms and present the house for sale in immaculate and neutral decorative order but would now benefit from some minor updating.

- Highly desirable cul-de-sac of large homes
- 100' x 60' front and 65' x 60' rear garden
- Long driveway and attached single garage
- Entrance hall, utility room and cloakroom
- Living room with Herringbone floor & fireplace
- Family room, kitchen/breakfast room, garage
- Master bedroom with dressing room and en-suite bathroom
- 2nd bedroom with dressing room (Potential bathroom)
- 3rd bedroom with staircase leading up to 4th bedroom with en-suite bathroom
- Fox & Hounds pub and countryside close by
- New primary school to be built nearby soon
- Warden Park & Chailey Secondary School bus stop nearby
- EPC rating: D - Council Tax Band: G



The property is situated towards 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**

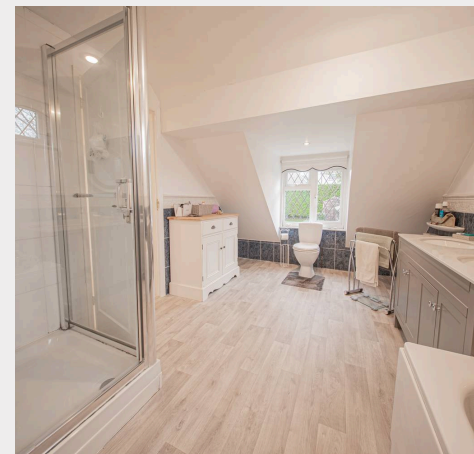
**Railway stations:** Haywards Heath 2.1 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) and Wivelsfield 3.2

**Primary schools:** Wivelsfield Green 1.7, Northlands Wood 1.5, Warden Park Academy 1.3, St Joseph's (RC) 1.1.

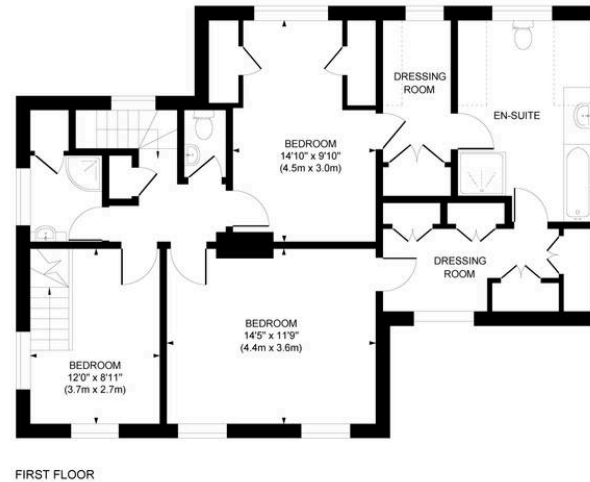
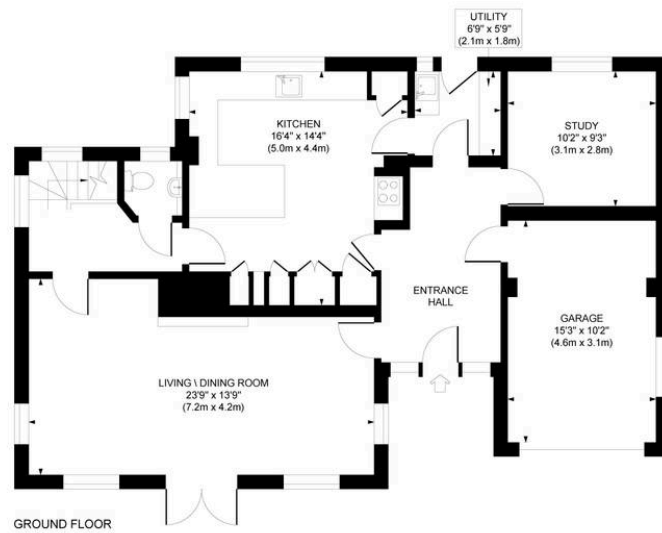
**Secondary schools:** Warden Park Academy 3.1, Oathall Community College 2.3, St Paul's RC in Burgess Hill 5, Chailey 4.5

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 (all have a school bus service).



Approximate Gross Internal Area  
2095 sq. ft / 194.60 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**  
Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP  
01444 456431

hh@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.