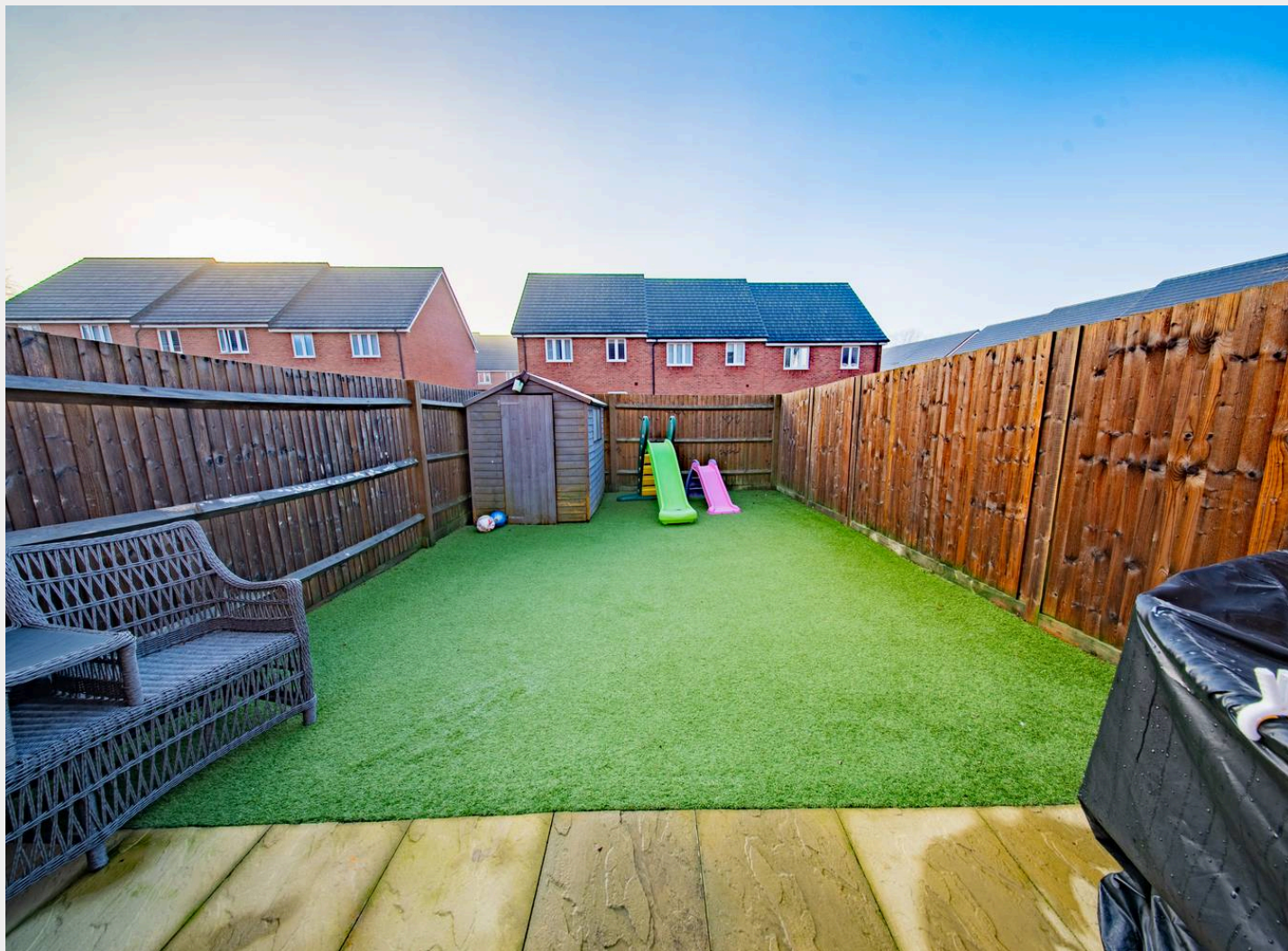




32 Blanford Avenue, Haywards Heath, West Sussex RH16 4EU  
£365,000

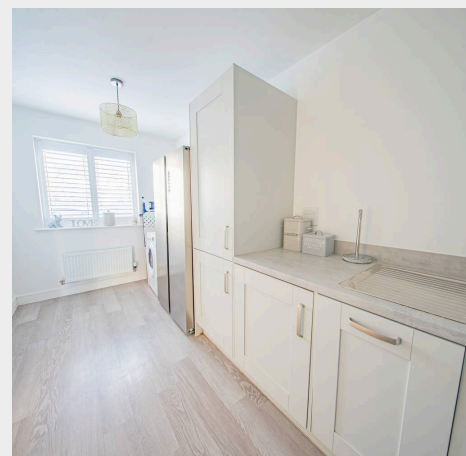


**MANSELL  
McTAGGART**  
Trusted since 1947



A 2 double bedroom end of terrace house with 2 parking spaces and a 33' x 15' south facing garden, built in 2021 within the Linden Homes Fox Hill Development on the town's Southern edge, very close to glorious open countryside, the Fox & Hounds pub and a bus route to good schools, the town centre and railway station.

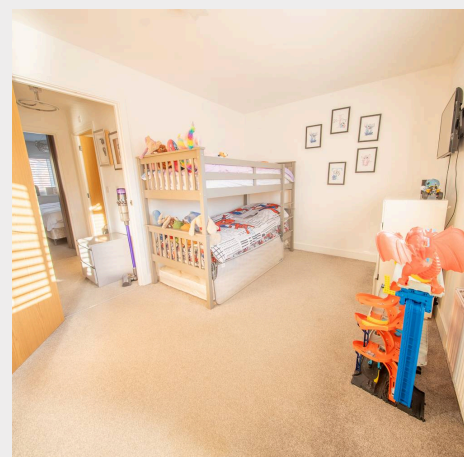
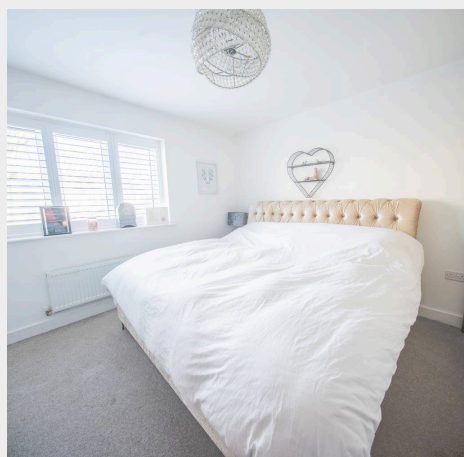
- 2 double bedroom modern home
- Quietly tucked away from busy roads
- 2 allocated parking spaces (158)
- 33' x 15' south facing garden
- Kitchen with integral appliances with a space for a small table & chairs
- 2 big bedrooms and bathroom
- 3 minute walk of Fox and Hounds pub
- Warden Park Academy & Chailey Secondary School bus stop close by
- Part of a privately managed development
- Managing agents: [www.firstport.co.uk](http://www.firstport.co.uk)
- Estate service charge: approximately £200 per year
- EPC rating: B – Council tax band: D



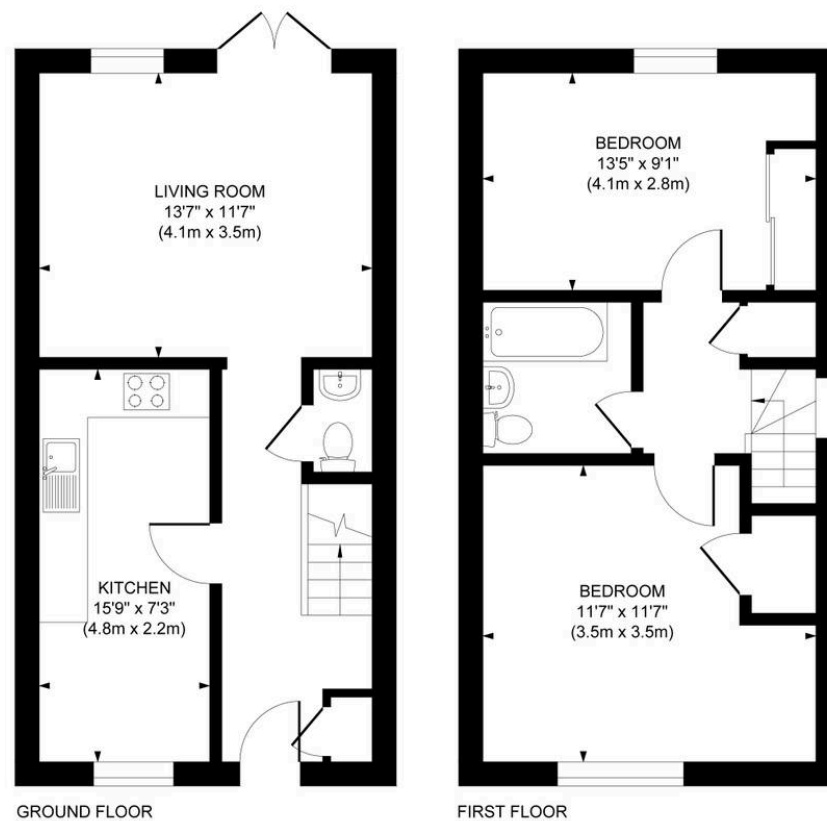
The property forms part of Linden Homes' Fox Hill development on the southern rural outskirts of town. Woodland is close by with footpaths linking with the neighbouring districts and villages. The Fox and Hounds pub is within a 5–10 mins walk located on Fox Hill (B2112) where there are bus stops linking 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 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 (45mins), Gatwick Airport (15 mins) and Brighton (20mins). 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/Warbling and M25.



Approximate Gross Internal Area  
763 sq. ft / 70.84 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](mailto: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.