



21 Weald Rise, Haywards Heath, West Sussex RH16 4RB

Guide Price £900,000-£925,000



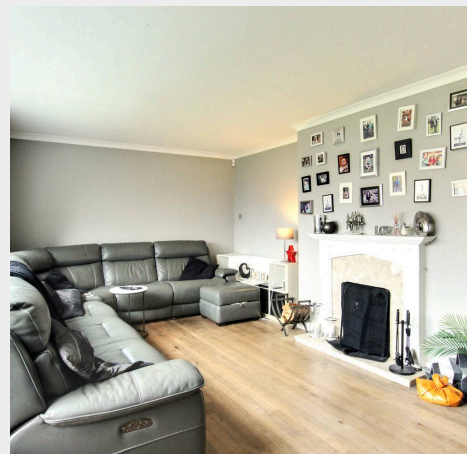
**MANSELL  
McTAGGART**  
Trusted since 1947





A 4 bedroom detached family home with a self-contained annexe occupying a large plot in this desirable cul-de-sac off Fox Hill which has been the recent subject of a considerable extension programme to create a fabulous kitchen/living area and the separate one bedroom self-contained annexe with private courtyard.

- Prime cul-de-sac location off Fox Hill
- Extended to create a 1 bed self-contained annexe
- Scope for further extending if required STPP
- Fabulous 22' x 19' kitchen/living area
- Kitchen recently refitted by Wren Kitchens
- Sitting room with open fireplace
- 4 large bedrooms and family bathroom
- Plenty of driveway parking - Single garage
- 58' x 42' rear garden laid to Astroturf
- Warden Park Secondary Academy School catchment area
- EPC rating: D - Council Tax Band: F



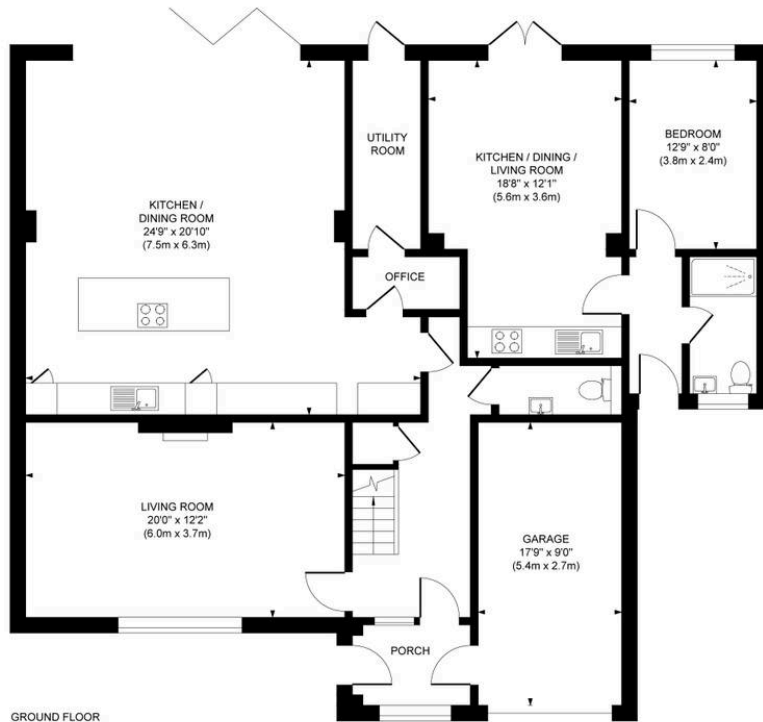


The property is situated within this desirable cul-de-sac off Fox Hill on the town's southern edge, surrounded by other detached houses of similar style and size. There is open countryside nearby providing endless country walks via a series of public footpaths and the Fox & Hounds pub/restaurant is within a 10 minute walk. Haywards Heath town centre can be accessed on foot in 15 minutes or via a regular bus service which runs along Fox Hill and the town's main shopping areas of South Road and The Orchards are approximately 1 mile to the north. Haywards Heath has numerous schools for all ages, sports clubs and leisure groups, a leisure centre and numerous restaurants, cafes and bars in The Broadway. Children from this side of town catch a school bus from the end of the cul-de-sac (Fox Hill) to Warden Park Secondary Academy in Cuckfield. There are several good primary schools close by and a new primary school is planned to be built off Hurstwood Lane in the next few years. The Chailey school bus also picks up from Fox Hill. By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 7.5 miles to the west at Bolney or Warninglid. The B2112 gives swift vehicular access south bound to the towns of Lewes and Brighton via Ditchling.

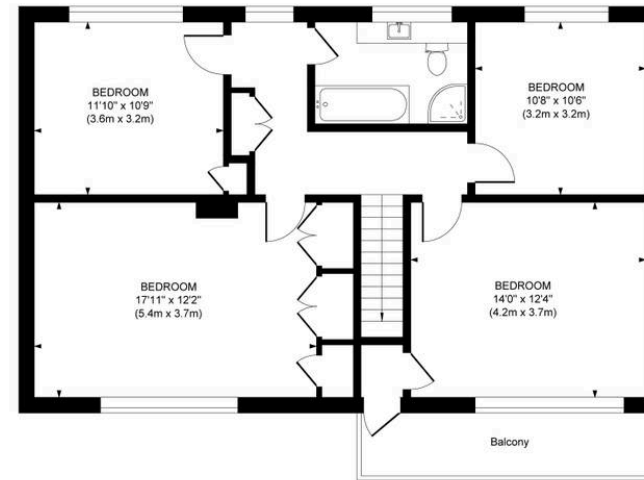
**Distances in approximate miles - Schools:** Warden Park Secondary Academy (2.9), Oathall Community College (2), Warden Park Primary Academy (1.25), Northlands Wood (1.4), St Wilfrid's (1.2), St Joseph's (1.1), Bolnore Village School (1.3) **Station:** The mainline railway station (2 miles) offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area  
2472 sq. ft / 229.67 sq. m



GROUND FLOOR



FIRST FLOOR

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.