



21 Ruppell Rise, Haywards Heath, West Sussex RH16 4AS
£375,000



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A very nicely presented and improved 2 double bedroom semi-detached house with a 31' x 17' south facing rear garden within the Linden Homes' Foxhill development on the town's southern edge, very close to glorious open countryside, the Fox & Hounds pub and on a bus route to good schools, the town centre and railway station.

- Immaculate 2 double bedroom modern home
- Cul-de-sac set away from busy roads
- Allocated parking space (No.14) in front of house
- New internal doors, decorations and patio
- Kitchen with integrated appliances & stone worktops
- Sitting room with doors out to south facing garden
- 2 big bedrooms and bathroom
- 3 minute walk to Fox & Hounds pub
- Warden Park & Chailey School bus stop close by
- New primary school to be built off Hurstwood Lane
- Part of a privately managed development
- Estate service charge: approximately £200 per year
- Managing agents: www.firstport.co.uk
- EPC rating: B - Council Tax Band: D



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: approx 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
763 sq. ft / 70.90 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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