



**30 Ruppell Rise, Haywards Heath, West Sussex RH16 4BF**

Guide Price £400,000 – £425,000



**MANSELL  
McTAGGART**  
Trusted since 1947





A 3 double bedroom semi-detached house of approximately 1068 ft.<sup>2</sup> with boarded loft and having a 2 car driveway alongside and a 43' x 26' max high standard landscaped rear garden in this popular new development off Fox Hill on the town's southern edge within a short stroll of a local pub, countryside and a soon to be built new primary school.

### Lease Details

Estate Charge: £280 for the current year

Managing Agents: Firstport property services

- 3 double bedroom semi-detached house
- Accommodation extending to 1068 ft.<sup>2</sup>
- Huge kitchen/dining room with built-in appliances
- Separate lounge with doors out to the rear garden
- Master bedroom with en-suite shower room
- Driveway parking for 2 cars alongside - EV point
- Bigger than an average rear garden
- Close to several open greens/children's play areas
- 2 minute walk into open countryside - Close to the Fox and Hounds pub and both Chailey & Warden Secondary school bus
- Council Tax Band 'E' and EPC 'B'





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.

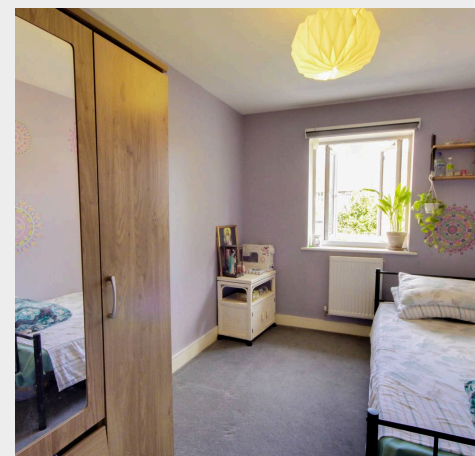
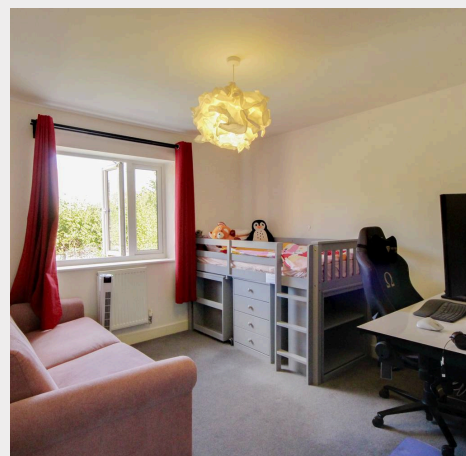
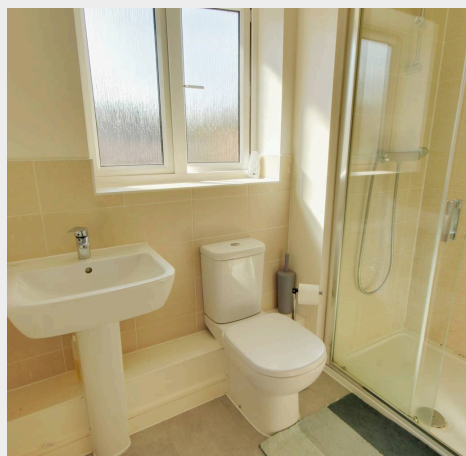
#### **Distances: on foot/car/rail**

Haywards Heath Railway station 2.1 Wivelsfield railway station 2.9 South Road shops 1.2

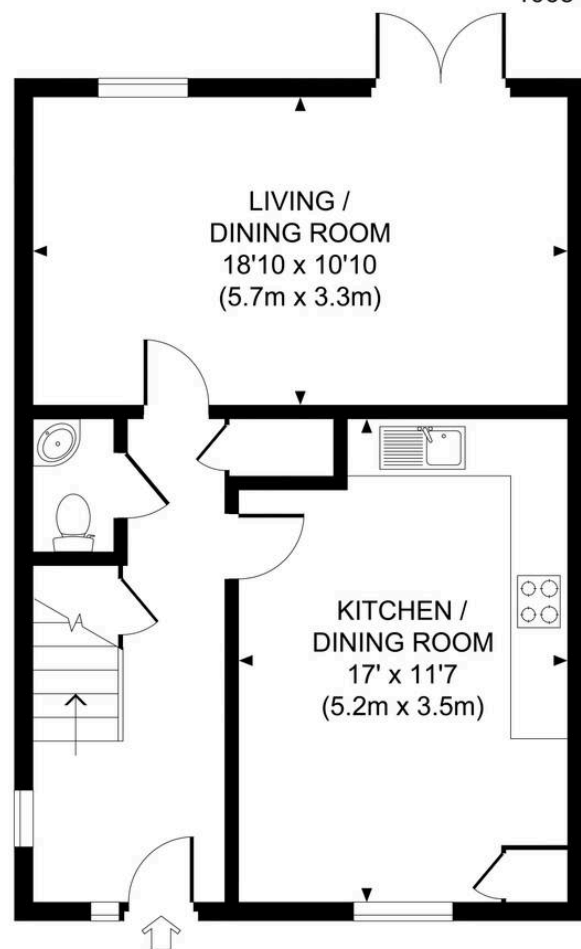
A23 at Bolney 6.5

Gatwick Airport 15

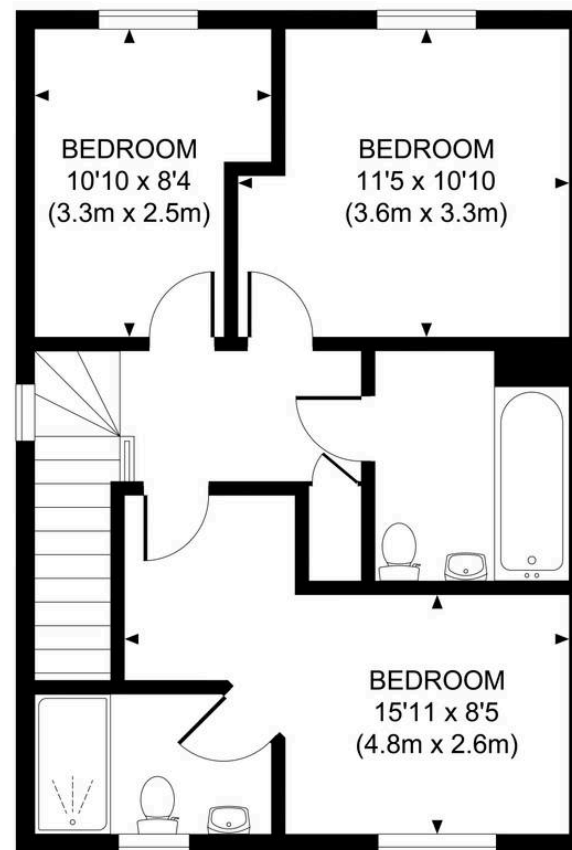
Brighton seafront 13



Approximate Gross Internal Area  
1068 sq ft / 99.2 sq m



GROUND FLOOR



FIRST FLOOR

## Mansell McTaggart Haywards Heath

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