



Ferndale, Fox Hill, Haywards Heath, West Sussex RH16 4RF

Guide Price £800,000 – £850,000



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A very well presented detached family home with 4 bedrooms, 3 bathrooms & 4 living areas occupying a secluded west facing plot and offering versatile accommodation to include a self contained home working annex, situated opposite woodland on the town's southern edge within walking distance of the main town centre and the Fox and Hounds pub.

- Detached home with large west facing garden
- Partly arranged as a Professional Osteopath Centre (with ideal self-contained annex)
- Living room with fireplace & doors to garden
- Enormous kitchen/dining room onto garden
- Annex: private entrance, 2 rooms & WC
- Substantial master and guest bedroom suites
- 2 further double bedrooms and bathroom
- Plenty of private driveway parking
- 60' x 40' secluded west facing rear garden
- 5 mins walk to the Fox and Hounds pub
- Easy walk to town centre
- Warden Park Secondary Academy catchment area
- EPC rating: D - Council Tax Band: F



The property is situated on Fox Hill (B2112) on the town's southern edge, opposite light woodland linking with countryside. Haywards Heath town centre can be accessed on foot in 10-15 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 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**

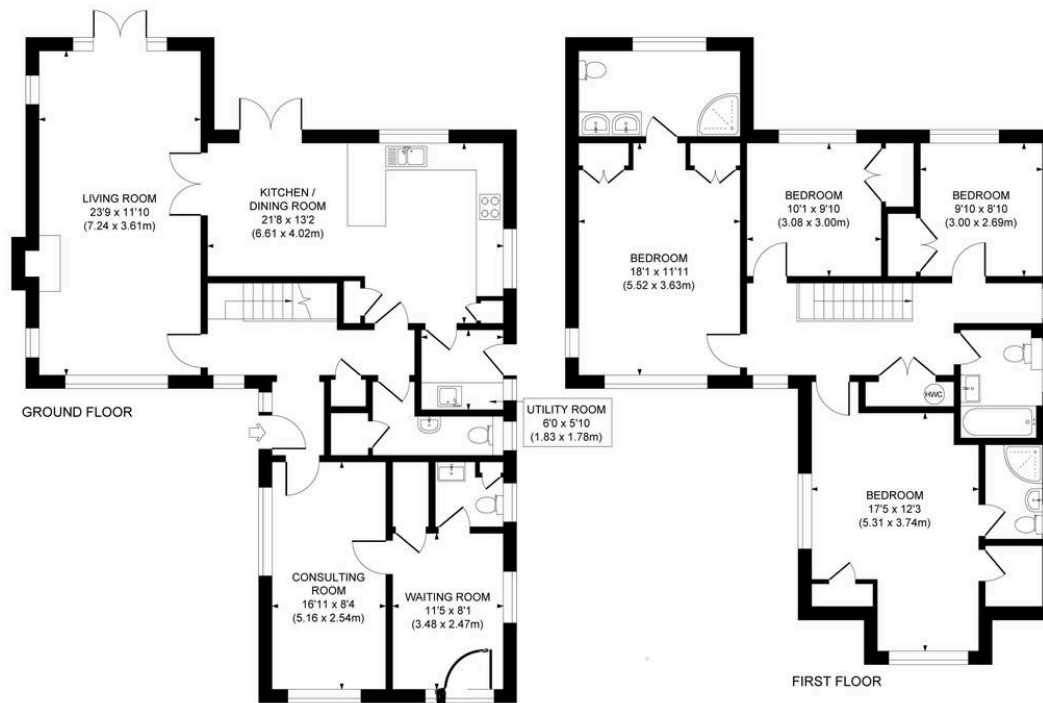
Schools: Warden Park Secondary Academy (2.9), Oathall Community College (2), Warden Park Primary Academy (1.25), Northlands Wood (1.4), St Wilfrid's (1.1), St Joseph's (1.1), Bolnore Village School (1.3)

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

2,020 sq. ft / 187.66 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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