



75 Ruppell Rise
Haywards Heath, RH16 4AS

■ ■ ■ Mark Reville & Co

75 Ruppell Rise

Haywards Heath, RH16 4AS

Guide Price £425,000 Freehold

This attractive and modern three bedroom family home forms part of the popular Fox Hill development on the southern edge of Haywards Heath. Offering deceptively spacious and well-planned accommodation, the property provides versatile living space ideally suited to families, professionals or those seeking a modern, low-maintenance home.

The accommodation includes a useful ground floor cloakroom and a well-appointed kitchen/dining room, fitted with a range of integrated appliances, ample base cupboards and drawers, and plenty of space for a large family dining table and chairs. A generous sitting room enjoys patio doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living space. To the first floor are three well-proportioned bedrooms, including a principal bedroom with a spacious en suite shower room, together with a modern family bathroom fitted with a white suite. Further benefits include gas fired central heating and double glazed windows throughout, making this a comfortable and practical home for modern family life.

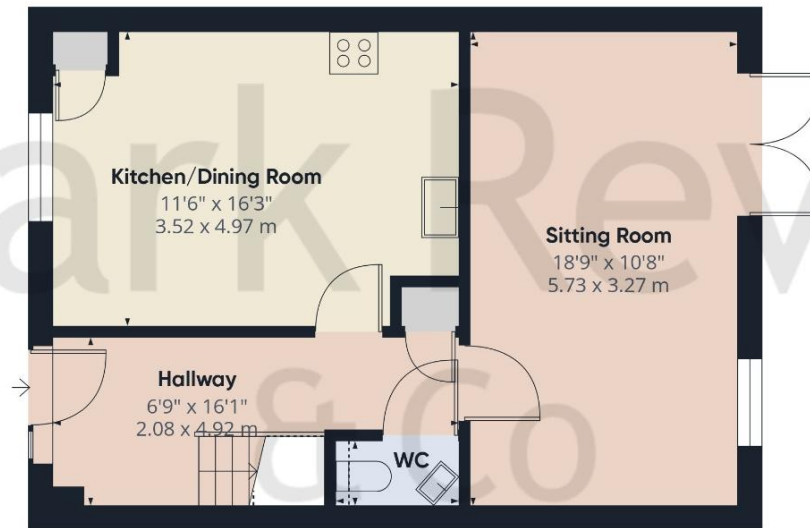
Outside, the property benefits from private off-road parking to the front, while to the rear is a fully enclosed and established garden featuring an attractive patio area, lawn and timber garden shed. A rear gate provides convenient access beyond the garden. Altogether, this is a fine family home combining comfortable, well-presented accommodation with practical everyday living in a popular and convenient location.

Ruppell Rise occupies a pleasant position within the popular Fox Hill development on the southern side of Haywards Heath, close to open countryside and within easy walking distance of the well-regarded Fox & Hounds public house. Haywards Heath town centre offers an excellent range of shops, cafés, restaurants and leisure facilities, while the mainline railway station provides convenient services to London and the south coast. The area is also well served by local schools and nearby bus routes, with excellent road connections via the A272 and A23 providing straightforward access throughout Sussex, Gatwick Airport and beyond.

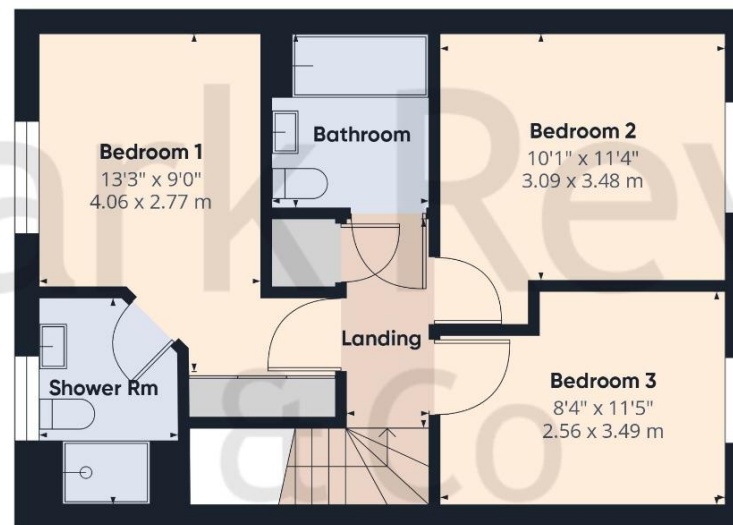
Estate Charge £289.50 per annum







Ground Floor



Floor 1



Approximate total area⁽¹⁾

959 ft²
89 m²

Reduced headroom

9 ft²
0.9 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

Haywardsheath@markrevill.com



Mark Revill & Co