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 (OVERALL)



**25 Ruppell Rise, Haywards Heath, RH16 4AS**

**Guide Price £450,000 Freehold**

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
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## 25 Ruppell Rise, Haywards Heath, RH16 4AS

What we like...

- \* Nearly new home built in 2019 to a modern high spec - a true 'turn-key' purchase.
- \* Contemporary finish throughout.
- \* Excellent EPC Rating - a high degree of energy efficiency.
- \* Easy access to lovely country walks.
- \* Three double bedrooms.
- \* Large, social kitchen/diner - great for entertaining.

### The Home...

Occupying a prime position within Ruppell Rise, a modern Linden Homes development on the southern fringes of Haywards Heath, this attractive semi detached home enjoys the best of both worlds. Peaceful residential living with open countryside close by, yet still within easy reach of the town centre and mainline railway station. Built in 2019 to the popular Chilham design, the house offers stylish, low maintenance living finished to a high specification throughout.

A bright and welcoming hallway sets the tone, with a side window drawing in natural light, two useful storage cupboards and a ground floor cloakroom. The kitchen dining room is the heart of the home, a generous 16ft social space with ample room for a large dining table. The contemporary kitchen is fitted with integrated appliances including oven, gas hob, fridge freezer and dishwasher, all finished in a clean modern style ideal for everyday family life or entertaining. Spanning the rear of the house, the 19ft sitting room is beautifully proportioned and enjoys French doors opening directly onto the south facing garden, creating a seamless connection between inside and out and filling the space with natural light.

Upstairs are three well proportioned bedrooms and two bath shower rooms. The principal bedroom benefits from fitted wardrobes and a sleek en suite with thermostatic shower. Bedrooms two and three overlook the rear garden and are served by a modern family bathroom.

As you would expect from a home of this age, energy efficiency is excellent with an EPC rating of B 85, high performance double glazing, gas central heating and modern insulation standards ensuring comfort and cost efficiency.

### Step Outside...

The south facing rear garden is fully enclosed and mainly laid to lawn, enjoying sunshine throughout the day. A decked terrace provides the perfect setting for morning coffee or summer barbecues, with a garden shed for practical storage and gated side access.

To the front, there are two allocated parking spaces, along with additional visitor parking nearby.



### The Location...

Ruppell Rise forms part of the popular Fox Hill development built by Linden Homes in 2019. Fox Hill is located on the southern fringes of Haywards Heath, surrounded by countryside and close to the Fox & Hound Pub. The development has plenty of greenery and you're close to the children's playpark. The town has plenty of shopping with three supermarkets – Waitrose, Sainsburys and Marks & Spencers. The Broadway boasts a great array of bars and restaurants including Cote Brasserie, Pizza Express, Zizzi, Lockhart Tavern Gastropub, Orange Square, La Campana Tapas and WOLFOX Coffee Roasters.

The mainline station is two miles distant and boasts fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Brighton (20 minutes) and Gatwick International Airport (20 minutes) while by car surrounding areas can be easily accessed via the A272 and/or A23(M) with the latter lying 6.5 miles west at Warninglid/Bolney. You have easy access out of Haywards Heath towards Wivelsfield Green, Burgess Hill and Ditchling.

The house currently falls into the catchment area for Northlands Wood Primary School and Warden Park Secondary.

### Further Information. . .

Title Number: TBC  
Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Estate Charge: £380 p.a. (approx)  
Available Broadband Speed: Ultrafast Fibre - up to 1,139 mbps download

We believe this information to be correct but recommend intending buyers check personally before exchange of contracts.

