



62 Beech Hill, Haywards Heath, West Sussex RH16 3RX

GUIDE ... £400,000-£425,000 ... FREEHOLD



**MANSSELL  
McTAGGART**  
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A very well presented 3 bedroom detached house with a 77' x 25' south facing rear garden, long driveway with garage and great potential for extending in the popular Northlands Wood Area close to the excellent primary school, local shops, hospital, countryside and within walking distance of Lindfield Village.

- Detached house on large plot
- Fabulous 77' x 25' south facing rear garden
- Great potential for a sizeable extension STPP
- Long driveway for several cars
- Very close to Northlands Wood Primary School
- Close to Tesco Express, pharmacy & medical centre
- 0.6 mile walk to the Princess Royal Hospital
- Short walk to open countryside and the Snowdrop Inn
- Long lounge/diner with doors to garden
- Separate refitted kitchen with side door
- 2 double bedrooms & 1 single bedroom
- Family bathroom
- EPC rating: D - Council Tax Band: D





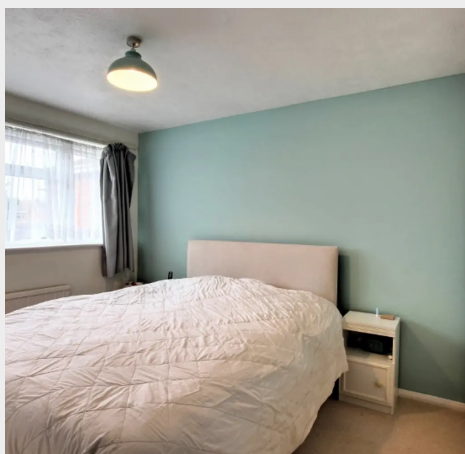
Beech Hill is located within the popular Northlands Wood area on the town's south/ eastern outskirts. Local facilities include the highly regarded Northlands wood primary school, medical centre, pharmacy and Tesco Express. Countryside is also close by and a footpath links through to Snowdrop Lane and a good pub (The Snowdrop Inn). The Princess Royal Hospital is within a 10 minute walk and the picturesque village High Street of Lindfield is about a 15 minute walk. A regular bus service runs along Beech Hill linking with the town centre, railway station and the surrounding districts. Children from this side of town fall into the catchment area for Oathall Community College. The town centre has an extensive range of shops, stores, restaurants, cafes and bars and there is also a state of the art leisure centre. The railway station provides fast commuter services to London, Gatwick Airport and Brighton.

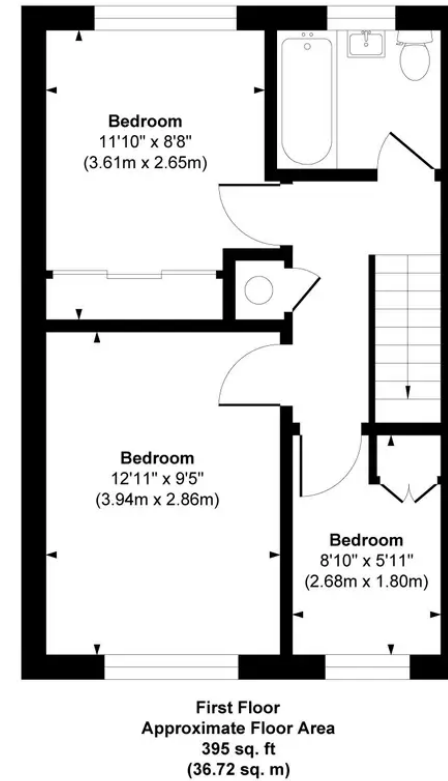
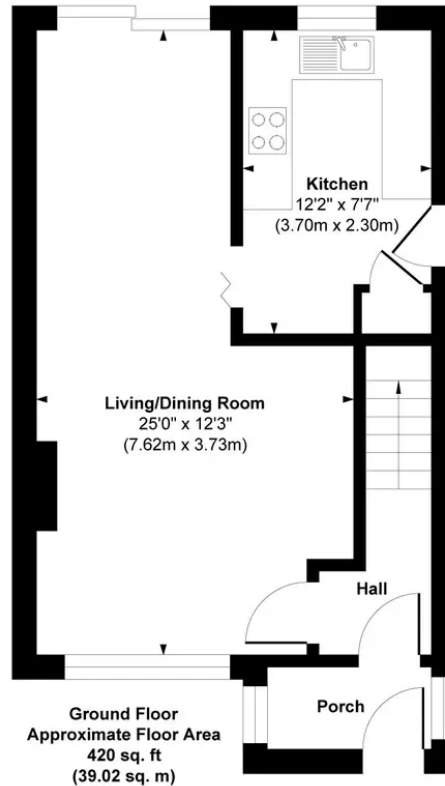
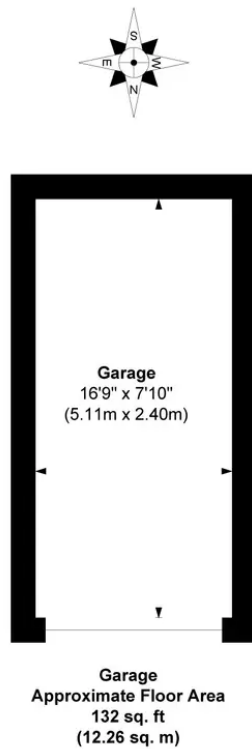
**Distances in approx. miles (foot/car/train) Schools:**

Northlands Wood Primary 0.2, Oathall Community College 1.2, Warden Park Secondary Academy 3 St Pauls Catholic College 5.2

Princess Royal Hospital 0.5, Gatwick Airport 15, Brighton Seafront 14

**Railway station:** Haywards Heath 2.3 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins





**Approx. Gross Internal Floor Area 947 sq. ft / 88 sq. m (Including Garage)**

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## Mansell McTaggart Haywards Heath

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