



53 Beech Hill, Haywards Heath, RH16 3SE

Guide Price £425,000 - £450,000





A recently refurbished and beautifully presented 3 bedroom detached house in the popular Northlands Wood area on the town's south eastern outskirts opposite the very popular primary school and within a short walk of the hospital, local shops, countryside, The Snow Drop Inn pub and within a 15 minute walk of Lindfield's picturesque Village High Street

- Immaculate detached home in popular area
- The subject of a recent major refurbishment
- New decorations, carpets and floor coverings
- Upgraded electrics, lighting and plastered ceilings
- Fabulous family size kitchen/breakfast room
- 2 double bedrooms & 1 single size bedroom/office
- Beautiful bathroom with shower bath
- Plenty of driveway parking – front garden
- Attached garage offering potential for conversion STPP
- 24' x 23' (min) fully enclosed rear garden
- Opposite the highly regarded Northlands Wood Primary School
- Internal viewing highly recommended
- EPC rating: C – Council Tax Band: E

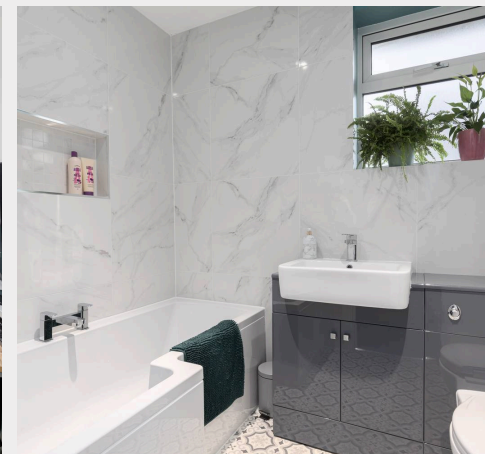
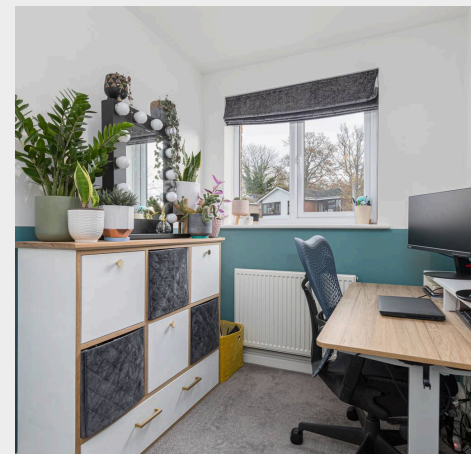


Beech Hill is located within the popular Northlands Wood area on the town's south/eastern outskirts. Local facilities include the highly regarded Northlands wood primary school, medical centre, pharmacy and Tesco Express. Countryside is also close by and a footpath links through to Snowdrop Lane and 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)





Approximate Gross Internal Floor Area 958 sq. ft / 89.02 sq. m (Including Garage)

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Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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