



95 Beech Hill, Haywards Heath, West Sussex RH16 3TS

£550,000 ... Freehold



**MANSELL
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An extended 4 bedroom detached family home with a 36' x 31' south facing rear garden in the popular Northlands Wood area close to the excellent primary school, local shops, countryside, the Princess Royal Hospital and within walking distance of Lindfield Village.

- 4 bed house in prime family neighbourhood
- Easy walk to Lindfield Village & hospital
- 5 min walk of primary school & local shop
- Clean and tidy but requires updating
- 36' x 31' south facing rear garden
- Private driveway parking and integral garage
- Living room with open fireplace
- Separate dining room
- Kitchen, utility/breakfast room
- Master bedroom with en-suite shower room
- Close to countryside and the Snow Drop Inn
- Oathall Community College catchment
- For sale with no onward chain
- EPC: D - Council Tax Band: F



The property is located in Beech Hill within the popular Northlands Wood area on the town's south eastern outskirts close to the borders of Lindfield Village. Local facilities include the highly regarded Northlands Wood Primary School, medical centre, pharmacy and Tesco Express. Countryside is also close by and a footpath opposite links through to Lyoth Lane and Snowdrop Lane and a good pub (The Snowdrop Inn). The Princess Royal Hospital is within a 15 minute walk and the picturesque village High Street of Lindfield is also about a 15 minute walk to the north east. 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 leisure centre. The railway station provides fast commuter services to London, Gatwick Airport and Brighton.

Distances in approx. miles (foot/car/train)

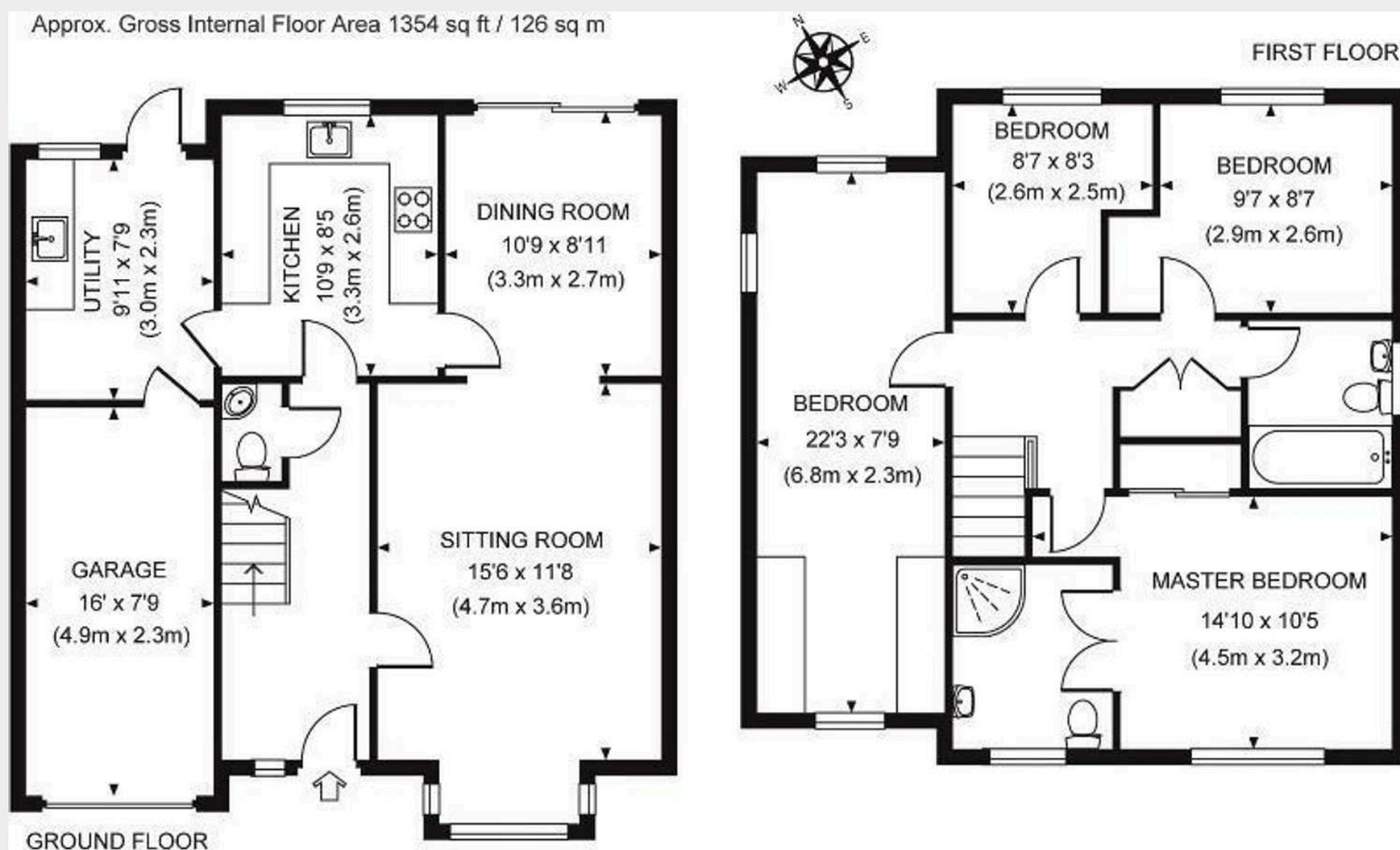
Schools: Northlands Wood Primary 0.4, Oathall Community College 0.8, Warden Park Secondary Academy 3, St Paul's Catholic Community College 5.2

Princess Royal Hospital 0.6, Gatwick Airport 15, Brighton Seafront 14

Railway station: Haywards Heath 1.6 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins



Approx. Gross Internal Floor Area 1354 sq ft / 126 sq m



Mansell McTaggart Haywards Heath

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