



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

Guide Price £435,000 - £450,000



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A 3 bedroom detached house with a conservatory and a small ground floor extension benefiting from an 85' x 25' south facing garden situated in the popular Northlands Wood area on the town's south eastern outskirts close to an excellent primary school, local shops, the hospital and with a short walk of The Snowdrop Inn on the Lindfield outskirts.

- Detached family home in popular Northlands Wood area close to Lindfield Village
- Extended ground floor to create a second shower room & utility room
- Workshop (garage has been reduced by 50%)
- Great potential for further enlargement STPP
- Would benefit from some minor updating
- L-shaped lounge/dining room & conservatory
- 2 double bedrooms and 1 single bedroom
- Family bathroom
- Driveway parking for several cars
- Front garden
- Walking distance of hospital and countryside
- 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 10/15 minute walk and the picturesque village High Street of Lindfield is about a 20 minute walk. 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)

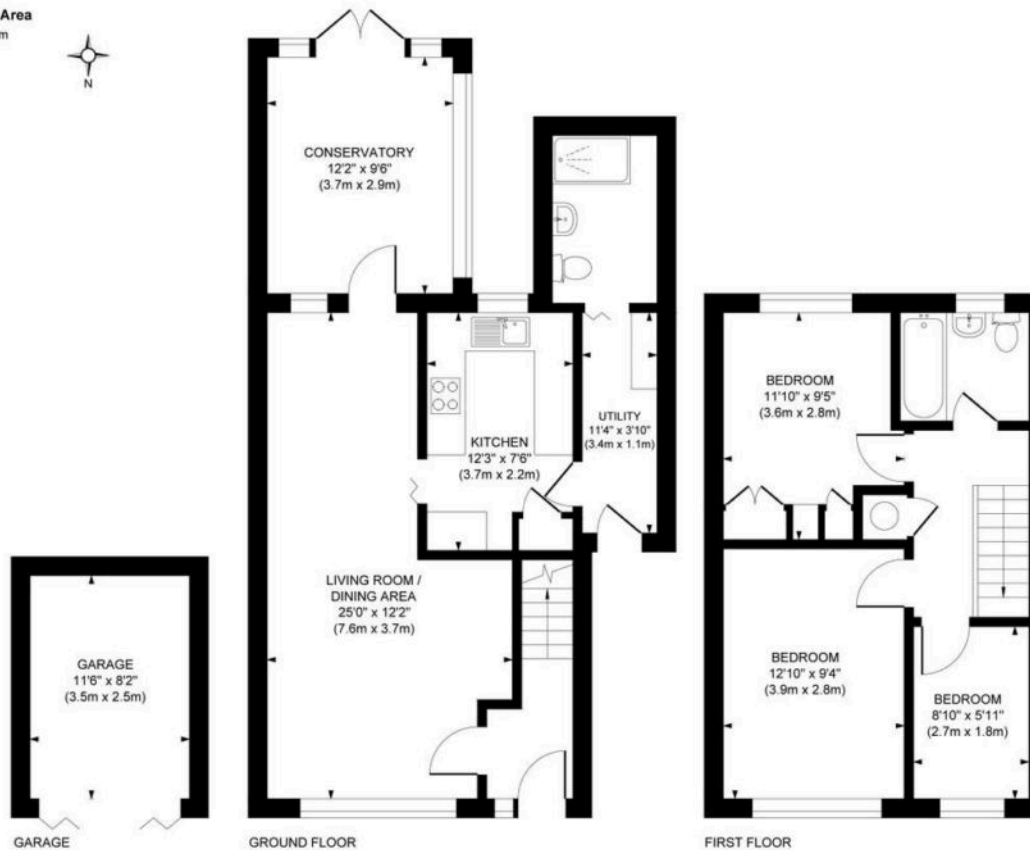
Schools: Northlands Wood Primary 0.1, Oathall Community College 1.2, Warden Park Secondary Academy 3, St Paul's Catholic College 5.2

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 Area
 Main House 1013 sq. ft / 94.08 sq. m
 Garage 94 sq. ft / 8.75 sq. m
 Total 1107 sq. ft / 102.83 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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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