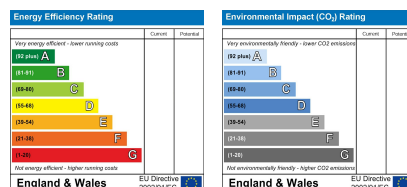


TOTAL FLOOR AREA: 1105 sq. ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Price £465,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

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

What we like...

- * Immaculate presentation throughout.
- * Spacious and highly versatile ground floor accommodation, ideal for family living or entertaining.
- * Stylish kitchen/breakfast room with peninsula breakfast bar.
- * Incredibly useful family room/study, perfect for home working.
- * Sunny south-west facing garden.

The House...

This splendid, detached family house was built in the 1980s and, having been subject to considerable upgrading, extension & reconfiguration by the current owners, is now a stylish & contemporary home presented in pristine order throughout.

The ground floor accommodation offers spaciousness and versatility in equal measure and is ideal for family living and entertaining alike, with Karndean floor flowing throughout. The inviting sitting room has a focal point fireplace and leads through to the stylish kitchen/breakfast room with breakfast bar peninsula and a range of integrated appliances (fridge/freezer, dishwasher, washing machine and 'Range' oven). Double doors open on to the conservatory, which overlooks the garden and is the perfect dining space. The former garage was converted into a family room around 12 years ago and is a great space for teenagers or those who work from home.

There is also a ground floor cloakroom.

On the first floor the master bedroom extends across the entire front of the house with bespoke plantation shutters. The second double bedroom overlooks the rear whilst bedroom three is a comfortable single. Each of the bedrooms are served by the family bathroom with overhead shower and airing cupboard.

Further attributes include gas fired central heating with regularly serviced boiler, double glazing, alarm system.



Step Outside...

The rear garden enjoys a favoured south westerly aspect, meaning plenty of sunshine throughout the day and into the evening. The paved terrace provides a lovely spot for barbecues during the warmer months. There is an expanse of lawn, timber shed and gated side access. The garden is enclosed by timber fencing.

To the front, the house enjoys one of the longest driveways, providing off road parking for up to three cars (tandem).

The Location...

Northlands Wood is a very popular area on the edge of town within a short walk of a good primary school, Tesco convenience store, chemist, doctors surgery and Princess Royal Hospital. Haywards Heath town centre with its comprehensive range of shops, banks, cafes and restaurants are within easy reach. The mainline station offers fast and frequent commuter services to London (Victoria/London Bridge in approx 47 mins) and Brighton and is roughly two miles distant. By car the A23 can be easily accessed. The property falls in the catchment area for the sought-after Northlands Wood C P school and Oathall Community College.

Information

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

