



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

Guide Price £475,000 – £500,000

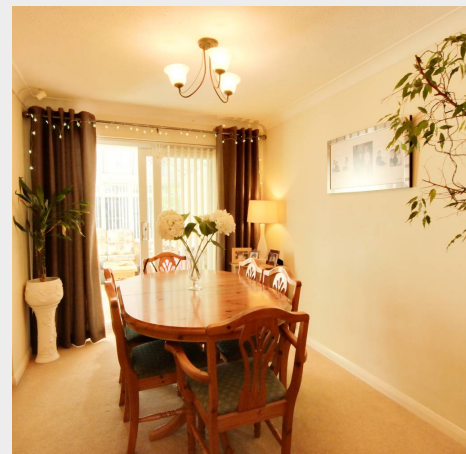


**MANSELL
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A 3 double bedroom detached house with a south/west facing rear garden in the popular Northlands Wood area on Haywards Heath's south eastern border with neighbouring Lindfield Village within walking distance of the hospital, an excellent primary school and offering tremendous potential for an extension above the garage to create a huge master bedroom suite if required STPP.

- Detached house in popular residential area
- Close to local shops, medical centre, good primary school and hospital
- Close to countryside, Lindfield Village and the Snowdrop Inn
- Driveway parking and integral single garage
- 39' x 29' max L-shaped south/west facing rear garden
- Hall, cloakroom, utility room, modern kitchen
- Lounge with fireplace, dining room, conservatory
- Various extension possibilities STPP
- Double glazed windows - Gas heating to radiators
- Internal viewing highly recommended
- EPC: D - Council Tax Band: E



The property is located on northern end of 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 links through to Lyoth Lane and Snowdrop Lane and a good pub (The Snowdrop Inn).

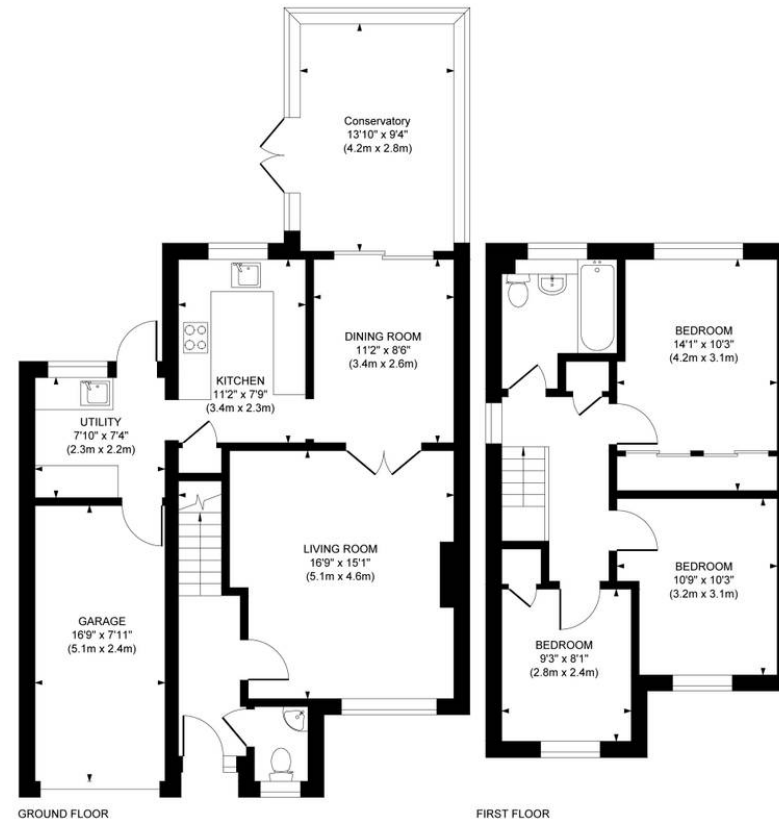
The Princess Royal Hospital is within a 15 minute walk and the picturesque village High Street of Lindfield is also about a 15 minute walk to the north east. A regular bus service runs along Beech Hill linking with the town centre, railway station and the surrounding districts. Children from this side 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)



Approximate Gross Internal Area
1284 sq. ft / 119.28 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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