



**65 Beech Hill, Haywards Heath, West Sussex RH16 3SE**

Guide Price £425,000 - £450,000



**MANSELL  
McTAGGART**  
Trusted since 1947



A 3 bedroom detached house occupying a corner plot with a 34' x 17' fully enclosed rear garden with driveway and garage directly behind, ideally placed in the popular Northlands Wood area close to the excellent local primary school, Tesco Express, doctors' surgery, pharmacy and within a short walk of countryside, The Snowdrop Inn and Lindfield Village.

- 3 bedroom detached house on corner plot
- Offered for sale in clean and tidy order
- Numerous improvements in recent years
- Close to an excellent local primary school
- Driveway and single garage directly behind
- Corner plot with 34' x 17' rear garden
- New gas boiler and radiators in recent years
- Modern kitchen and bathroom
- Easy walk to local shops & Snowdrop Inn pub
- Walking distance of Lindfield's High Street and the Princess Royal Hospital
- 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, doctors' surgery, 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 leisure centre and 6th form college. 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, 6th form college 2.4

Princess Royal Hospital 0.7, 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  
799 sq. ft / 74.25 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](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.