



6 Beech Hurst Close, Haywards Heath, West Sussex RH16 4AE

GUIDE PRICE ... £750,000-£775,000 ... FREEHOLD



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A 4 bedroom detached house with a fully enclosed 68' x 41' rear garden, driveway and double garage alongside situated in this small cul-de-sac adjoining Beech Hurst Gardens just to the west of the town centre within a very short stroll of the mainline railway station, schools and countryside.

- Immaculate family home in prime cul-de-sac location
- Great potential for extension/loft conversion STPP
- Big garden with gate into Beech Hurst Gardens
- Easy 10 mins walk to railway station and town centre
- Harlands & Warden Park school catchment area
- Considerable modernisation in recent years
- Beautifully refitted kitchen & bathroom
- Fabulous triple aspect living room with fireplace
- Family sized kitchen/breakfast room
- Dining room/study and refitted cloakroom
- Close to countryside (Paige's Meadow & Bolnore Woods)
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: F

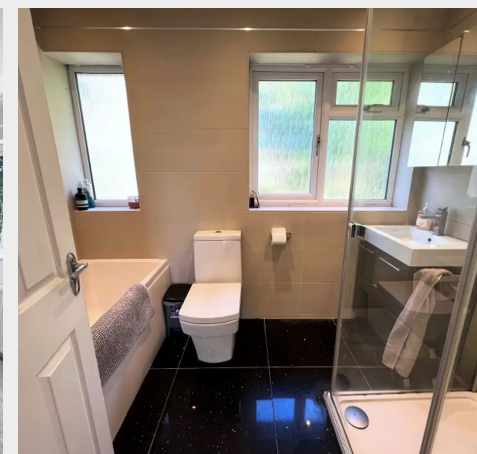


Beech Hurst Close is a small cul-de-sac made up of similar detached family houses located off Bolnore Road which in turn is situated at the western end of Muster Green. Bolnore Road is a cul-de-sac with swift access on foot to Beech Hurst Gardens and Bolnore & Ashenground Woods and in turn leads through to Bolnore Village where there is an excellent primary school. The town centre is within 0.4 miles which provides an extensive range of shops, stores, restaurants, cafes and bars. The town also has a mainline railway station offering fast commuter links to London and a state of the art leisure centre. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 4.5 miles to the west at Bolney or Warninglid.

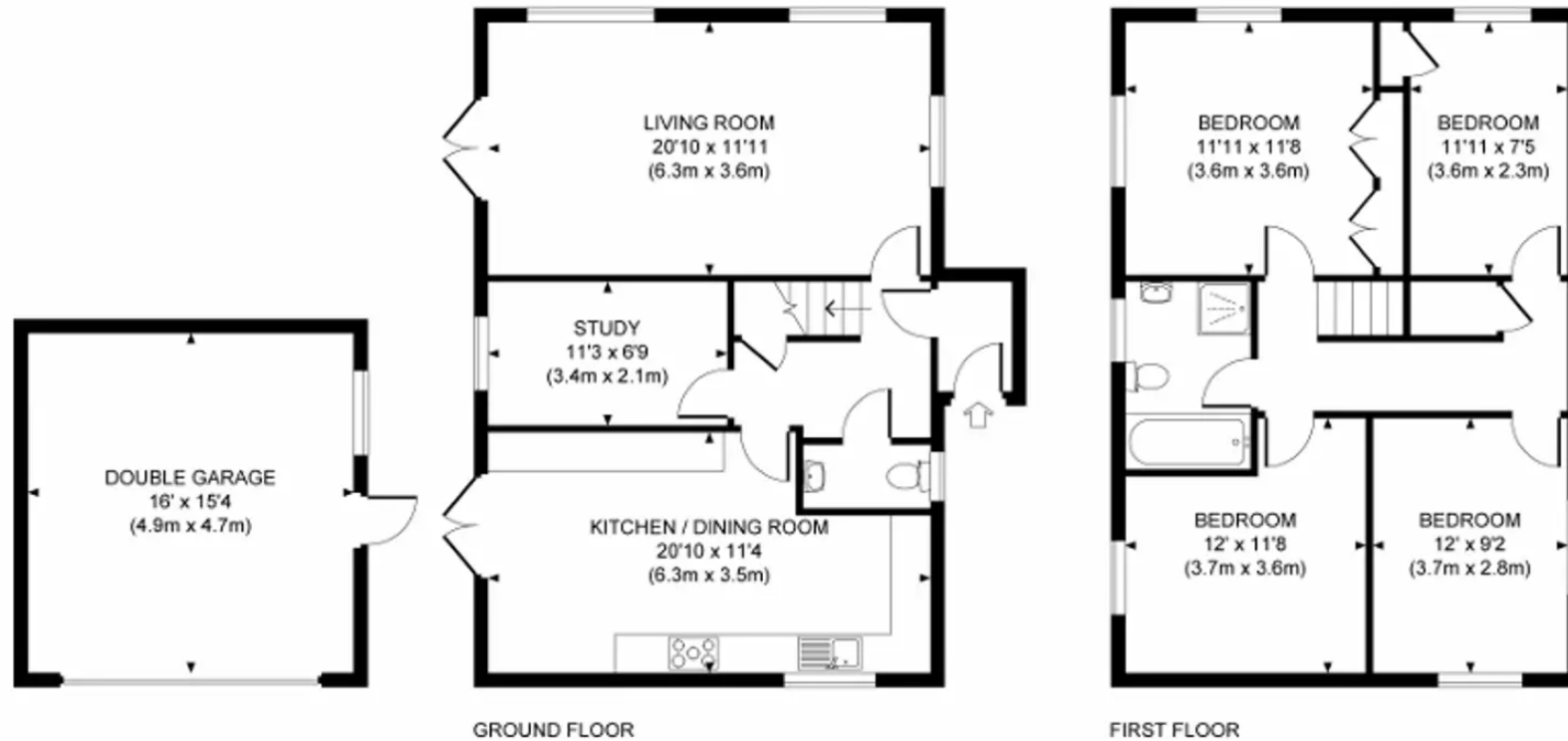
Distances in approximate miles (on foot/car/rail)

Schools: Harlands Primary School (1) Bolnore Village Primary School (0.6) Warden Park Secondary Academy School in Cuckfield (1.4) Independent Schools include Great Walstead (3) Ardingly College (4) Burgess Hill School for Girls (4).

Haywards Heath mainline station (0.6) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Brighton Seafront (15) A23 Bolney/Warninglid (4.5/5)



Approximate Gross Internal Area
1336 sq ft / 124.1 sq m
Approximate Gross Internal Area Outbuildings
245 sq ft / 22.8 sq m
Total Gross Internal Area 1581 sq ft / 146.9 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 any decisions reliant upon them.

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