



16 Beechcroft, Haywards Heath, West Sussex RH16 4FU

GUIDE PRICE ... £600,000-£625,000 ... FREEHOLD



**MANSSELL
McTAGGART**
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A deceptively spacious 4 bedroom, 3 bathroom semi-detached house quietly tucked away in this small exclusive cul-de-sac on the desirable west side of town within a short walk of the shops, railway station, schools, Beech Hurst Gardens and glorious countryside and woodland.

- Big 4 bedroom home in prime location
- Built in 2016 by Shanly homes
- Exclusive cul-de-sac on west side of town
- Close to Beech Hurst Gardens, woodland & countryside
- 0.8 mile walk to the railway station
- Easy reach of several schools
- Lounge/dining room opening onto garden
- Kitchen/breakfast room with built-in appliances
- Fabulous top floor master suite
- 3 further bedrooms & 2 bath/shower rooms
- Private driveway parking for 2 cars
- Private estate service charge: approx £500 PA
- EPC rating: B - Council Tax Band: E

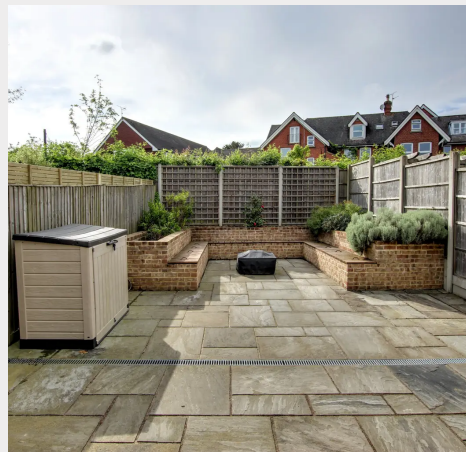


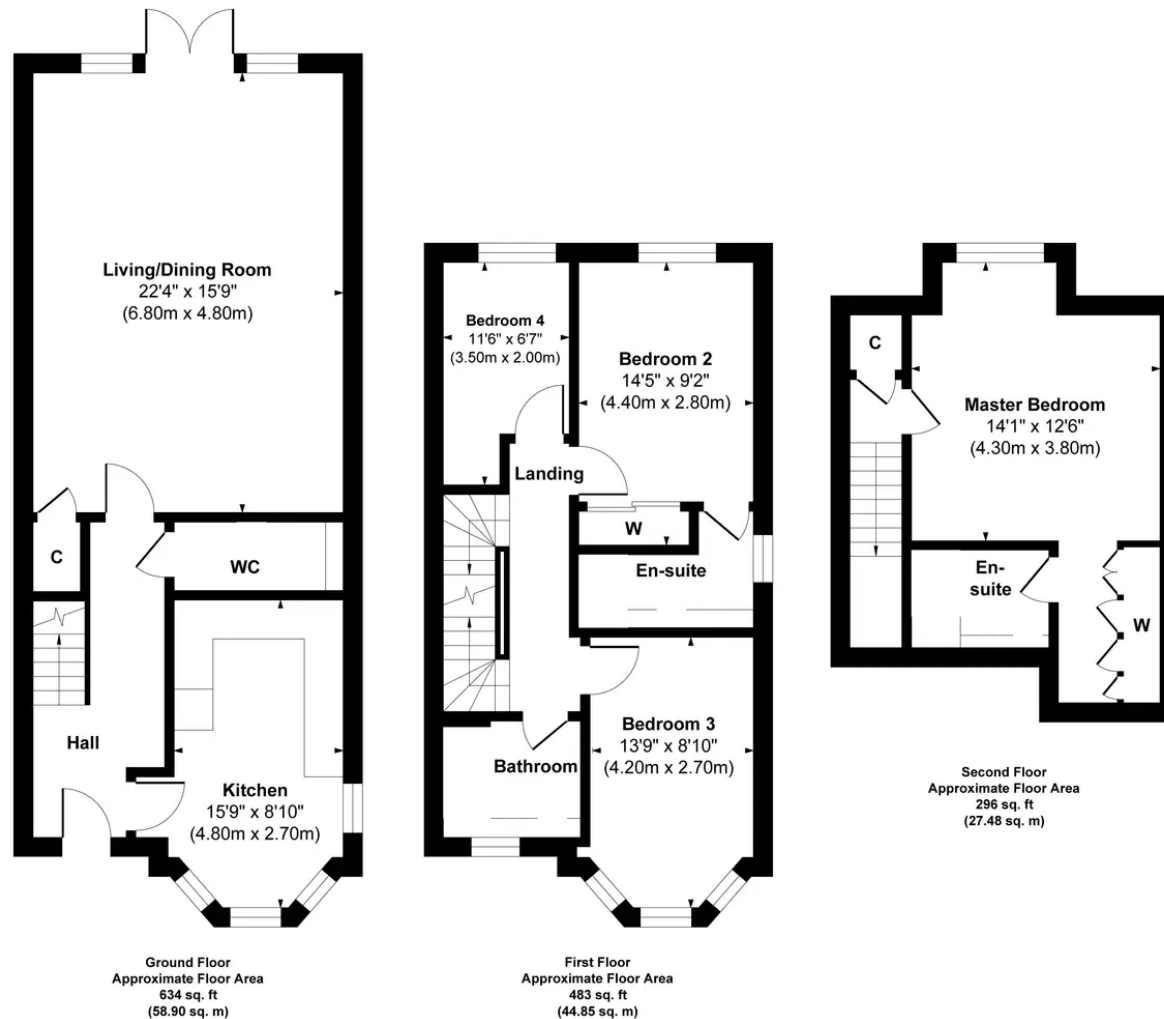
Beechcroft is a small select cul de sac located off the western end of Bolnore Road (Not Bolnore Village) on the desirable west side of town within a 15/20 mins walk (0.8 miles) of the railway station. Nearby facilities include Beech Hurst Gardens with its tennis courts, bowls club, tennis courts, Miniature steam Railway and Harvester pub/restaurant.

The ancient and protected woodland of Bolnore and Ashenground Woods are very close by and within a 10 mins walk you can be on the Paige's Meadow & Blunts Wood Nature reserve and within a 10 mins walk to the south there is the Village Square of Bolnore, where there is a cooperative store and a highly regarded primary school. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield (1.4 mile walk).

The town's main shopping areas and fashionable Broadway with its restaurants, cafes and bars is a 0.65 mile walk whilst the railway station is 0.8 miles which provides a fast commuter service to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 4.5 miles to the west at Bolney or Warninglid.





Ground Floor
Approximate Floor Area
634 sq. ft
(58.90 sq. m)

First Floor
Approximate Floor Area
483 sq. ft
(44.85 sq. m)

Second Floor
Approximate Floor Area
296 sq. ft
(27.48 sq. m)

Approx. Gross Internal Floor Area 1413 sq. ft / 131.23 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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