



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

Guide Price £600,000



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A generously proportioned 4 bedroom detached family home with a 43' x 34' south/west facing rear garden requiring general modernisation and priced accordingly situated in the popular Northlands Wood area, on the Haywards Heath/Lindfield border, close to a very good primary school, Tesco Express, medical surgery and pharmacy and within walking distance of both Lindfield village High Street and the Princess Royal Hospital.

- Extended detached house with big room sizes
- Potential for modernising & reconfiguration
- 26' double aspect lounge/dining room with fireplace
- Family room, study and storeroom/garage
- Master bedroom with en-suite bathroom
- 3 further big bedrooms and family bathroom
- Private driveway with parking for 3 cars
- 5 mins walk to an excellent primary school
- Close to countryside & The Snowdrop Inn
- Easy walk to the hospital and Lindfield Village
- For sale by executors
- EPC rating: D - Council Tax Band: E



The property is located on the corner of Beech Hill and Cedar Way 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





Approx. Gross Internal Floor Area 1786 sq. ft / 166 sq. m (including Garage)

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