



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

Guide Price £525,000-£550,000 ...Freehold



**MANSELL
McTAGGART**
Trusted since 1947



An extravagantly extended detached house in this very popular part of town close to a good school and the hospital with generous accommodation extending to 1360 sq ft with a 34' x 33' L-shaped south/west facing rear garden offered for sale in very nice order throughout.

- Very spacious detached house in popular area
- Extended on both ground and first floor levels
- Hall, cloakroom & large utility room
- Lounge with oak floor and open fireplace
- Fabulous kitchen/living area/dining room opening through to a conservatory
- 3 very big bedrooms (could be 4)
- 2 bathrooms (could be 3)
- Private driveway parking and front garden
- 34' x 33' L-shaped south/west facing rear garden
- Close to Northlands Wood Primary School & Princess Royal Hospital
- Easy walk into Lindfield & the Snow Drop Inn
- EPC rating: D - Council Tax Band: E

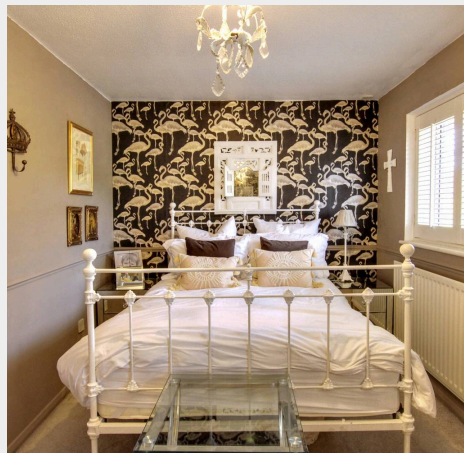


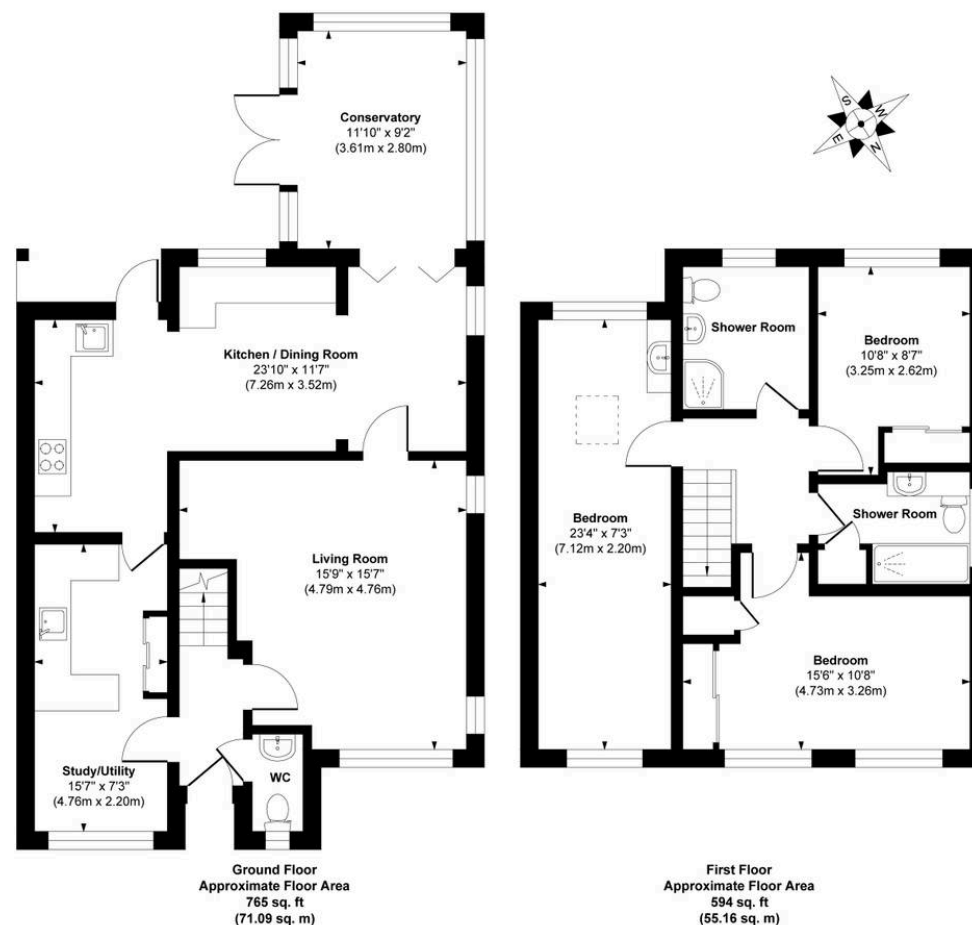
The property is located in Beech Hill within the popular Northlands Wood area on the town's south eastern outskirts close to the borders of Lindfield Village. Local facilities include the highly regarded Northlands wood primary school, medical centre, pharmacy and Tesco Express. Countryside is also close 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 Floor Area 1359 sq. ft / 126.25 sq. m

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

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

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.