



**28 Beech Hill, Haywards Heath, West Sussex RH16 3RX**

Guide Price £600,000 – £650,000



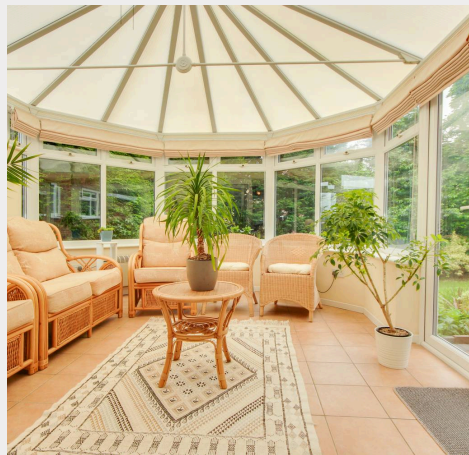
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A very well presented 4 bedroom detached house with a 64' x 57' south/east facing rear garden in the popular Northwood area close to the excellent primary school and Princess Royal Hospital. The current owner bought the property about 13 years ago and has carried out several improvements including opening up the kitchen and dining area to provide a fabulous family size kitchen fitted with modern units and some integrated appliances, new decoration, floor coverings and internal doors, new block paved driveway and patio area, new electric consumer unit and some new smooth plastered ceilings. The house occupies a larger than average plot with plenty of frontage, private driveway parking and a secluded south/east facing rear garden. For a growing family the property offers great potential for further enlargement STPP.

- Detached family home on large plot
- Close to the popular Northlands Wood Primary School
- 10 mins walk to the Princess Royal Hospital
- The subject of considerable improvement
- Great potential for extending STPP
- 64' x 57' fully enclosed rear garden
- Plenty of driveway parking and garage
- Spacious entrance hall with cloakroom
- Lounge/dining room with bay window
- Enormous family sized kitchen/breakfast room
- Double glazed conservatory adjoining
- 4 bedrooms and 1 family bathroom
- EPC: C Council Tax Band: F
- Can be for sale with no onward chain



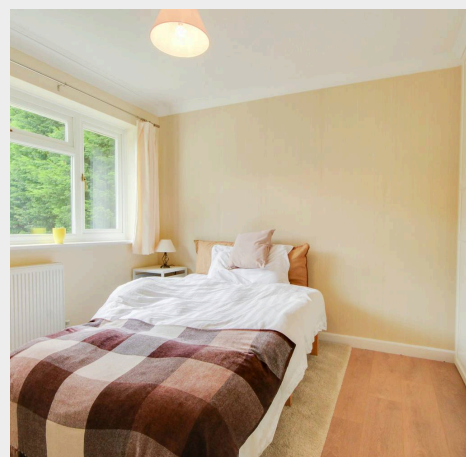


The property is located in Beech Hill in the popular Northlands Wood area which, in turn, is located on the town's south/eastern side close to the Princess Royal Hospital. Local facilities include Northlands Wood Primary School, a Tesco Express, medical surgery and pharmacy and is close to open countryside and The Snowdrop Inn pub and restaurant. A regular bus service runs along Northlands Avenue linking with the town centre, railway station and neighbouring districts. Children from this side of town generally go to Oathall Community College with its farm in Lindfield. The town also has a 6th form college and leisure centre.

By road, access to the major surrounding areas can be gained via the B2112, A272 and the A/M23, the latter lying approximately 7 miles to the west at Bolney or Warninglid or 9 miles to the north at Maidenbower (Junction 10a). The A272/relief road gives far swifter access out to the west and A23.

**Distances: approximate miles on foot/car:**

Northlands Wood Primary School 300 yards, Northlands Wood Surgery & Tesco Express 0.25, Oathall Community College 1.2 miles, Warden Park Secondary Academy 3 miles. Haywards Heath Railway Station 1.7 – providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).







## Mansell McTaggart Haywards Heath

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