



**87 Beech Hill**  
Haywards Heath, RH16 3TS

■ ■ ■ Mark Reville & Co



## 87 Beech Hill

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**Guide Price £475,000 Freehold**

This attractive three bedroom detached property offers bright and spacious accommodation throughout and presents an excellent opportunity for future extension, subject to the necessary planning permissions. The property is offered to the market with no onward chain, facilitating a straightforward and prompt transaction. The ground floor comprises a welcoming entrance hallway, a cloakroom, a generously sized living room, a formal dining room, and a conservatory overlooking the rear garden. The kitchen is well-appointed and benefits from an adjoining utility room providing internal access to the integral garage, offering convenience and additional storage. To the first floor, the accommodation includes three well proportioned bedrooms and a contemporary family bathroom. Externally, the property enjoys a delightful south facing rear garden with a lawned area and patio, ideal for outdoor entertaining or quiet relaxation with a well tended garden to the front and driveway.

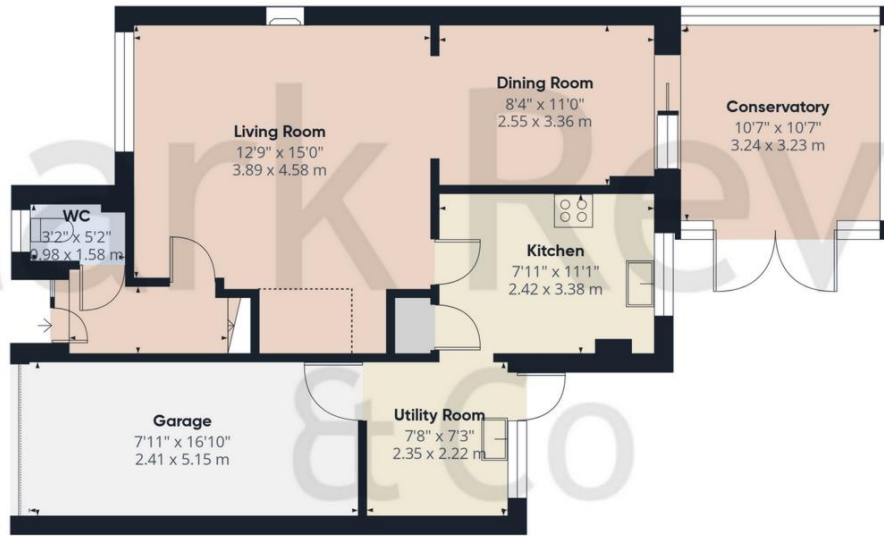
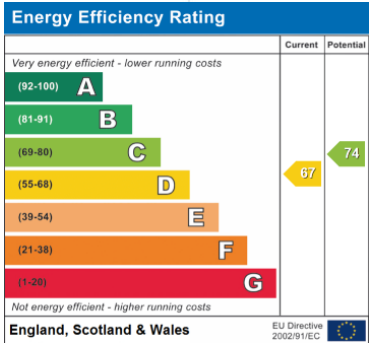
Situated in this much favoured location just a short walk of the well regarded Northlands Wood Primary School, Tesco Express, chemist and doctors surgery. Princess Royal Hospital is close by and Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened bypass providing a direct route to the motorway network, whilst Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.



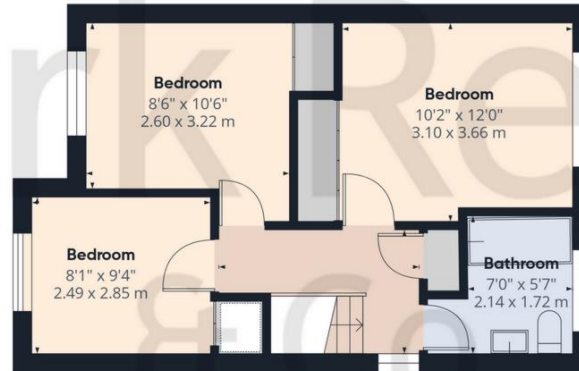








Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

1188 ft<sup>2</sup>  
110.4 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714  
Haywardsheath@markrevill.com

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