



13 Beechcroft, Haywards Heath, West Sussex, RH16 4FU

Guide Price £600,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

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Guide Price £600,000 - £630,000

What we like...

- * Bay-fronted semi-detached town house was built to an exceptional standard in 2016.
- * 22ft x 16ft open plan living room is a great heart of the home.
- * Exceptional spec throughout including sleek, stylish kitchen - with space for a table.
- * Four good size bedrooms and three/bath shower rooms.
- * Peaceful and incredibly convenient location within walk of station, great schools and town.

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Offers invited within this Guide Price.

The Home...

This attractive, bay-fronted semi-detached town house was built to an exceptional standard in 2016 by the highly regarded Shanly Homes as part of their "Fernlands Park" development which enjoys a fantastic location off Bolnore Road, offering the perfect combination of convenience and tranquillity.

Externally the home provides plenty of kerb-appeal and character rarely seen with a "new build" properties with a mix of render, brick and tile hanging.

The accommodation is spread over three floors and extends to an impressive 1,652 sq ft making it perfect for a family. The tone is set up the generous hallway. The heart of the home is, without doubt, the generously sized 22ft x 16ft open plan living room which provides plenty of space for sitting and dining zones. French doors open on to the garden, great for inside-outside living during the summer months.

To the front you have sleek, stylish kitchen/breakfast room. At 16ft there is plenty of space for a table & chairs and the kitchen is beautifully fitted composite stone worktops adding a touch of opulence and fully equipped with an extensive range of integrated Siemens appliances (single oven, microwave, 4 ring induction hob, washer/dryer & extractor). The large ceramic tiled flooring compliment the modern design of the kitchen.

There is also an essential ground floor cloakroom.

On the first floor you have three of the four bedrooms. The second bedroom has fitted wardrobes and its own contemporary ensuite shower room, whilst the third bedroom (double) has a bay window and overlooks the front. At over 11ft, the fourth bedroom is a good size single room and would make the perfect home office or nursery. These are served by the modern family bathroom with tasteful tiling, chrome finishes and thermostatic power shower. The tiled recessed storage shelves are another example of the attention to detail.

The top floor is superb. A master suite that offers a private sanctuary away from the rest of the house with generous sleeping quarters, a walk-in dressing area with fitted wardrobe and its own luxurious ensuite shower room.

Step Outside...

Being a recently built home you have some many modern conveniences on offer including highly efficient double-glazed windows, gas fired central heating, TV/satellite points throughout and high levels of insulation. There is also the remainder of 10-year new homes warranty which we believe expires in 2026.



To the front is driveway parking that leads to the attached single garage, with electric roller door. The garage offers fantastic storage space and the possibilities to be converted into additional accommodation, if required.

The Location...

Location wise, it doesn't get more convenient than this. Beechcroft is tucked just off the prestigious Bolnore Road making it both peaceful and incredibly handy for commuters, with Haywards Heath's mainline station being just 15 mins walk and providing fast, regular services to London (Victoria/London Bridge) in 47 mins, Gatwick Airport (11 mins) and Brighton (20 mins).

The house falls into highly regarded catchment areas at both primary and second with Harlands Primary School and Warden Park Secondary Academy in Cuckfield. In the private sector, the Mid Sussex area offers excellent choice with Ardingly College, Great Walstead, Hurstpierpoint College, Cumnor House, Burgess Hill School For Girls and Handcross Park (which feeds into Brighton College).

The bustling town centre is just a half-mile distant and provides plenty of shopping facilities at The Orchards. The Broadway is the buzzing social centre of the town with a range of restaurants, pubs and bars including Cote Brasserie, WOLFOX Coffee Roasters (great for a brunch), Lockhart Tavern Gastropub, Pizza Express, Zizzi, Pascals Brasserie and Roccas Italian. Miller & Carter Steakhouse is just at the end of Bolnore Road.

The Award Winning Beech Hurst Gardens is just 50 yards walk and boasts just under six hectares of beautiful parkland with a miniature railway, playground, tennis courts and picnic areas.

By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying around 5 miles west at Bolney/Warnginglid.

The Finer Details...

Tenure: Freehold

Title Number: WSX375304

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (1139 Mbps)

We believe the information to be correct but recommend checking details personally before exchange of contracts.

