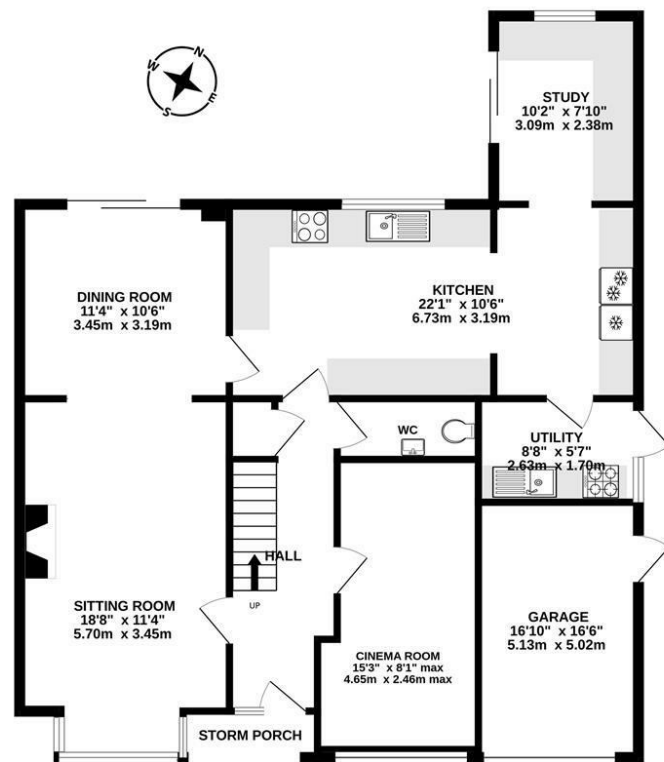
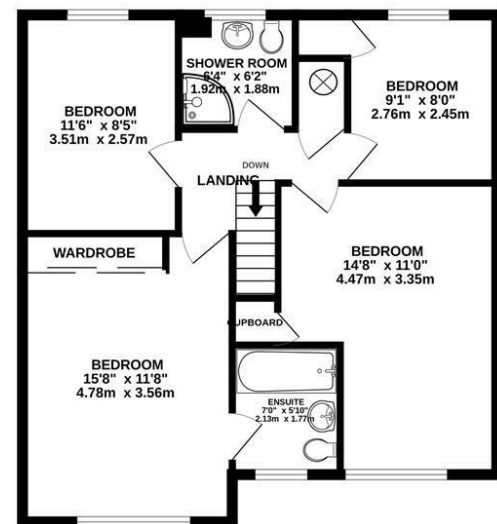


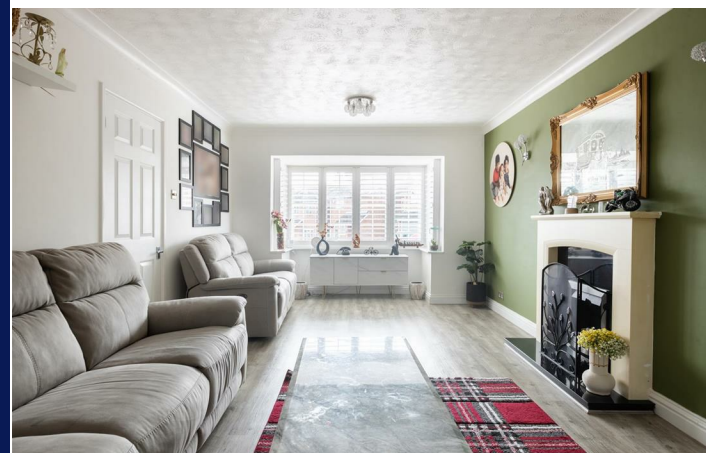
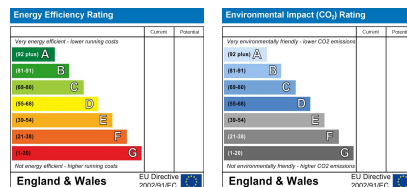
GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1718 sq.ft. (159.6 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2024



124 Beech Hill, Haywards Heath, West Sussex, RH16 3TT

Guide Price £750,000 Freehold



W [psphomes.co.uk](https://psphomes.co.uk)

f /PSPhomes

@PSPhomes

VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



@PSPhomes

/PSPhomes

W [psphomes.co.uk](https://psphomes.co.uk)



## 124 Beech Hill, Haywards Heath, West Sussex, RH16 3TT

GUIDE PRICE: £750,000 - £775,000

What we like...

- \* Spacious, well-arranged accommodation that is great for a family.
- \* Family friendly 'Northlands Wood' area with a highly regarded primary school.
- \* Stylish kitchen with quartz worktops, lots of storage and integrated appliances.
- \* Beautifully landscaped driveway parking.
- \* Chain free meaning a swift move is possible.

### Welcome Home...

This detached family home boasts spacious, well-arranged accommodation and a great location in the family friendly Northlands Wood part of town, close to highly regarded primary school, the lovely village of Lindfield and the Princess Royal Hospital.

The house was originally built in the early 1980s and the current owners have undertaken numerous improvements in the last two years to great improve the home including brand new double glazed windows throughout, brand new driveway & landscaping to the front, new front door, new flooring, new boiler, new garage doors, bespoke plantation shutters and the installation of solar panels that cover the home electricity bills during the summer months.

All of these improvements mean the home is truly "turn key" and ready for immediate occupation with no work required.

The sitting room is an inviting space with a focal point fireplace and bay window that floods the room with natural light. This room flows seamlessly into the dining room, which opens on to the garden – a great space for entertaining.

The kitchen has recently been refitted with sleek, stylish white gloss units, quality quartz counters and contemporary tiled splashback. There is stacks of storage and a range integrated appliances including a full height fridge & freezer, new dishwasher, new oven and induction hob. The separate utility houses the washing machine & tumble dryer, a gas hob, and the side door means it's very handy after a muddy dog walk or football training!

The house has been extended at the rear to create a versatile space that has been fitted with built in storage and desk space – great for anyone who works from home. The owners have also created a cinema room which is great for the family to all gather and watch the latest movie!

There is also a ground floor cloakroom.

On the first floor are four good sized bedrooms. The main bedroom enjoys extensive fitted wardrobes and its own en-suite, with jacuzzi bath. The second bedroom is also a great double with fitted storage cupboard over the stairs. The second, third and fourth bedrooms are served by the contemporary shower room.



### Step Outside...

Outside, the garden provides plenty of privacy & seclusion. The paved terrace offers a spot for some 'al-fresco' dining with an impressive pergola. There is an area of level artificial lawn, raised beds and fish pond, which could easily be removed to enlarge the useable garden space, if required.

The external lighting provides evening ambience and there is gated side access. Please note the oak tree has a protection order.

To the front the block paved driveway provides parking for several vehicles.

### The Location....

Beech Hill lies off Northlands Avenue in Northlands Wood - a very popular area on the eastern edge of town within a short walk of the highly regarded Northlands Wood Primary Academy (OFSTED: Good). Nearby local amenities include Tesco convenience store, chemist, doctors surgery and Princess Royal Hospital. Haywards Heath town centre with its comprehensive range of shops, banks, cafes and restaurants are within easy reach. The mainline station offers fast and frequent commuter services to London (Victoria/London Bridge in approx 47 mins) and Brighton and is roughly two miles distant. By car the A23 can be easily accessed. For secondary education children usually attend Oathall Community College.

### The Specifics...

Tenure: Freehold

Title Number: WSX77403

Local Authority: Mid Sussex District Council

Council Tax Band: F

Broadband Speed: Ultrafast - 1139 Mbps

We believe this information to be correct but recommend buyers check details personally before exchange of contracts.

