



**73 Beech Hill**  
Haywards Heath, West Sussex. RH16 3TS

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£495,000

This excellent detached family house offer bright spacious and well presented accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The house incorporates 4 bedrooms, en suite shower room to the main bedroom, refitted family bathroom, cloakroom, good size sitting room, excellent refitted kitchen with dining room complete with oven and hob plus a utility room. The property has engineered oak flooring through much of the ground floor, there is an integral garage approached by a wide block paved drive and the most attractive rear garden extends to about 43 feet in length arranged mainly as level lawn with timber decking enjoys a favoured westerly aspect.

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 including The Broadway with its array of restaurants, 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 an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Recessed Porch** Attractive double glazed replacement composite front door to:

**Hall** Understairs cupboard. Radiator. Engineered oak flooring.

**Cloakroom** Close coupled wc and basin with tiled splashback. Double glazed window. Radiator. Vinyl flooring.

**Sitting Room** 17'5" into bay x 11'2" (5.31m x 3.40m) Contemporary polished stone fireplace with live flame coal effect gas fire. 2 wall light points. TV aerial point. Wide double glazed bay window to front. Engineered oak flooring. Wide opening to:

**Kitchen with Dining Room** 17'7" x 10' (5.36m x 3.05m) widening to 13' (3.96m) Well fitted with an attractive range of high gloss fronted units with oak work surfaces extended to incorporate peninsula/breakfast bar, cupboards, drawers and Neff **dishwasher** beneath. Built in Samsung **electric oven**, **4 ring halogen hob** and Siemens brushed steel extractor hood over flanked by wall cupboards. Further wall cupboards, one housing Worcester gas boiler. Space for upright fridge/freezer. Double glazed window. Ceiling downlighters. Engineered oak flooring. Double glazed casement doors to rear garden.

**Utility Room** 8' x 7'10" (2.44m x 2.39m) Inset stainless steel sink with mixer tap, adjacent work top, cupboard and appliance space with plumbing for washing machine beneath. Oak work top, cupboards under, adjacent pull out larder unit with cupboard over, wall cupboard. Double glazed window. Door to garage. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Built in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Hatch to loft space.

**Bedroom 1** 11'10" plus 2'9" (0.84m) recess x 9'9" (3.61m x 2.97m) Large fitted double wardrobe with floor to ceiling sliding mirror doors. 2 double glazed windows. Radiator.

**En Suite Shower Room** Fully tiled shower with Mira fitment, inset basin, adjacent top, cupboards under, deep tiled shelf with tiled surround, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Vinyl flooring.

**Bedroom 2** 15' x 7'10" (4.57m x 2.39m) Double glazed window. Radiator.

**Bedroom 3** 10'7" x 9' (3.23m x 2.74m) Double glazed window. Radiator.

**Bedroom 4** 8'7" x 7'7" (2.62m x 2.31m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with independent shower over, pedestal basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Two walls fully tiled. Vinyl flooring.

## OUTSIDE

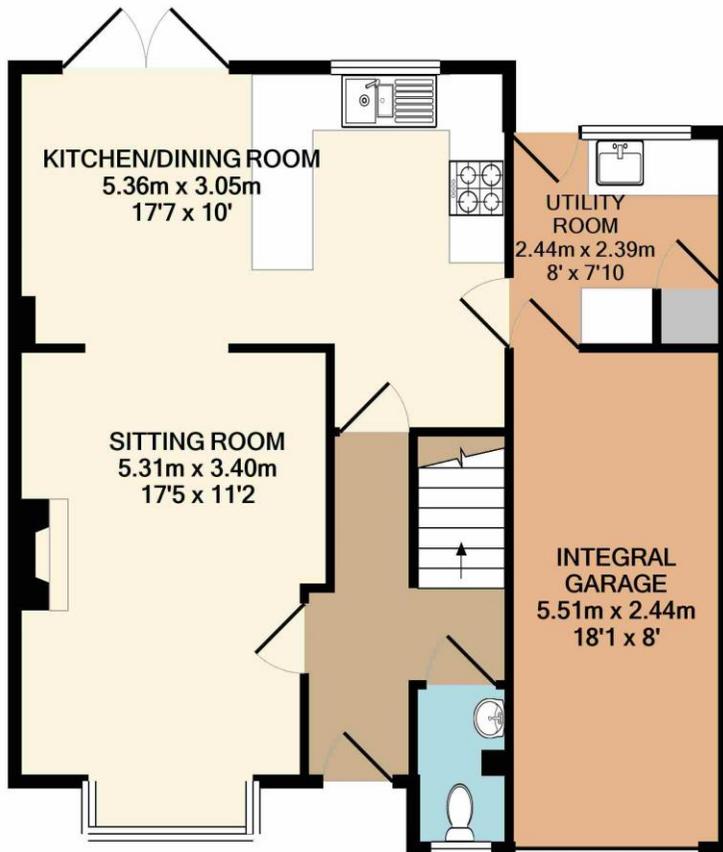
**Integral Garage** 18'1" x 8' (5.51m x 2.44m) Up and over door. Light and power points.

**Wide Block Paved Private Drive**

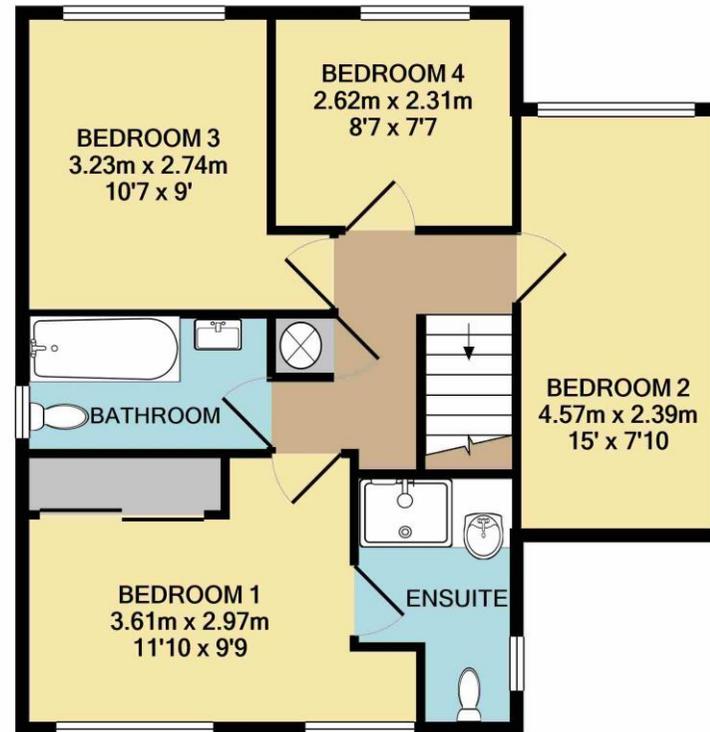
**Front Garden** Laid to lawn with mature magnolia tree.

**Attractive West Facing Rear Garden** About 43 feet (13.11m) in length by 35 feet (10.67m) wide. Arranged mainly as level lawn with wide timber decking adjacent to the house, flower border. Lower level with paved steps, patio and **timber garden shed**.





GROUND FLOOR  
APPROX. FLOOR  
AREA 60.7 SQ.M.  
(654 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 51.4 SQ.M.  
(554 SQ.FT.)

TOTAL APPROX. FLOOR AREA 112.2 SQ.M. (1207 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714  
haywardsheath@markrevill.com

**Mark Revill & Co**