



**65 Beech Hill**  
Haywards Heath, RH16 3SE



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### Offers in Excess of £450,000 Freehold

This charming detached house is situated on a desirable corner plot and offers a well maintained and spacious living environment. The property features a bright and airy living/dining room with two sets of patio doors, allowing natural light to flood the space and providing direct access to the lovely garden and the refitted kitchen is modern and functional. Upstairs, you'll find three good sized bedrooms, along with a family bathroom. The garden is a delightful space for outdoor activities, while the driveway provides off road parking, with a garage located behind for additional storage or parking needs. Additional benefits include double glazing throughout and gas central heating and there is no ongoing chain. This is a fantastic family home in a sought after location, offering both practicality and charm.

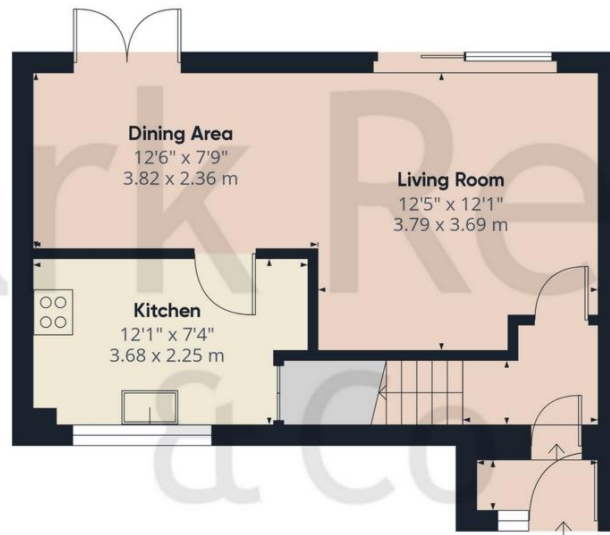
Situated just off Sylvan Close, in this favoured location just a short walk to the well regarded Northlands Wood Primary School, a Tesco Express, chemist, surgery and Princess Royal Hospital. Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants, a modern leisure complex, a Sainsbury's and Waitrose superstore and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies 6.4 miles to the west via the recently opened bypass providing a direct route to the motorway network, whilst Gatwick Airport is 14.8 miles to the north and the cosmopolitan city of Brighton and the coast is about 14 miles 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.



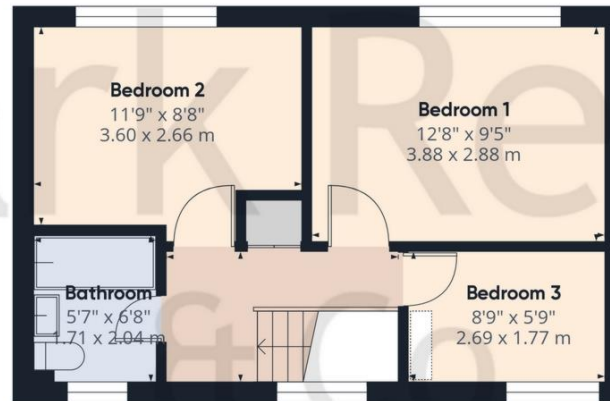








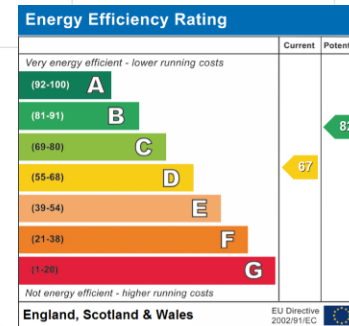
Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
742.7 ft<sup>2</sup>  
69 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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

