



53 Beech Hill
Haywards Heath, RH16 3SE



Mark Revill & Co

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£475,000

This superb link detached house has been the subject of some considerable expenditure over recent years creating a bright and stylish home. The property has the benefit of gas central heating, double glazing, has been rewired and incorporates 3 bedrooms (2 with fitted wardrobes), a refitted contemporary bathroom with white suite, fine sitting room and a splendid comprehensively fitted kitchen with dining room complete with oven, microwave and hob. There is an attached garage approached by a private drive and the fully enclosed L shaped rear garden is arranged with a paved sun terrace, courtyard and level lawn.

Situated in this much favoured location close to the well regarded Northlands Wood Primary School, a Tesco's Express, chemist and doctors surgery. Princess Royal Hospital is close by and Haywards Heath town centre is within easy reach with its wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline 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, Gatwick Airport is just under 15 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

Porch Panelled front door to:

Hall Radiator. LVT wood effect flooring. Stairs to first floor.

Sitting Room 12'7" x 12'3" (3.84m x 3.73m) TV aerial point. Telephone point. Double glazed window. Radiator. Ceiling downlighters. Wide opening to:

Excellent Kitchen with Dining Room 15'10" x 12' (4.83m x 3.66m) Ceiling downlighters. LVT wood effect flooring.

Kitchen Comprehensively fitted with a contemporary range of white high gloss fronted units with stone effect laminate work surfaces and upstands extended to form peninsula unit comprising inset composite bowl and a half sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers and appliance space with plumbing for washing machine and dishwasher beneath. Fitted induction 4 ring hob with brushed steel extractor hood over. Built-in electric oven and microwave oven, drawers under, cupboard over, adjacent tall shelved larder unit and deep understairs cupboard with power point. Range of wall cupboards, one housing Potterton gas boiler. Double glazed window. Double glazed door to rear garden.

Dining Area Radiator. Double glazed casement doors to rear garden.

FIRST FLOOR

Landing Hatch with pull down ladder to part floor boarded loft space. Built-in airing cupboard housing hot water cylinder and slatted shelf. Attractive stair balustrade.

Bedroom 1 12'10" x 9'5" (3.91m x 2.87m) Range of fitted wardrobes incorporating tall shelved cupboard. Double glazed window. Radiator.

Bedroom 2 11'9" x 7'9" (3.58m x 2.36m) Double glazed window. Radiator.

Bedroom 3 8'11" x 6' (2.72m x 1.83m) Fitted double wardrobe. Double glazed window. Radiator.

Luxury Bathroom Stylish white suite comprising P shaped bath with centrally mounted mixer tap and independent waterfall shower with overhead and hand held fitments, counter mounted basin with single lever mixer tap, cupboard beneath, low level wc with concealed cistern, shelf over. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Half tiled walls, fully tiled around bath. Decorative tiled floor.

OUTSIDE

Attached Garage 17'3" x 8' (5.26m x 2.44m) Up and over door. Gas and electric meters. Light and power points. Rear door to garden.

Private Drive

Front Garden Laid to lawn with stepping stone paved path.

Attractive Rear Garden 25'6" x 23'3" (7.77m x 7.09m) *plus courtyard*. L shaped. Arranged with a wide paved sun terrace, stone filled bed, level lawn, borders planted with established rhododendron, bay and yew trees. Further paved courtyard adjacent to the garage. The garden is fully enclosed by timber fencing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

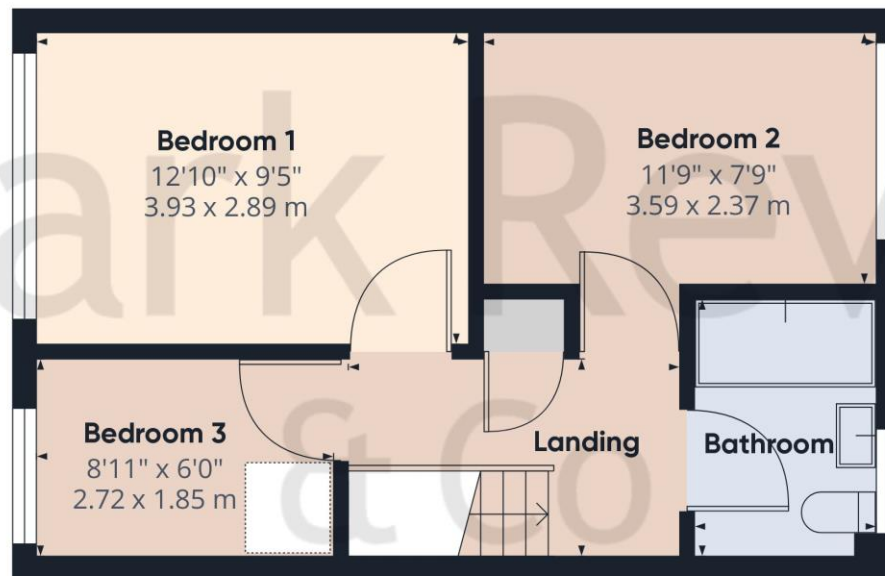


Ground Floor

Approximate total area⁽¹⁾

747.92 ft²

69.48 m²



Floor 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.

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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.

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