



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A2 plus) A	
(B1-B1) B	
(C2-B0) C	
(D5-B0) D	
(E9-B0) E	
(F1-B0) F	
(G1-B0) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(A2 plus) A	
(B1-B1) B	
(C2-B0) C	
(D5-B0) D	
(E9-B0) E	
(F1-B0) F	
(G1-B0) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



**33 Beech Hill, Haywards Heath, West Sussex, RH16 3RY**

**Price £319,950 Freehold**

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Haywards Heath Town Centre - 1.5 miles, Haywards Heath Station - 2 miles, Burgess Hill - 6 miles, Crawley - 15 miles, Brighton - 19 miles, Gatwick International Airport - 22 miles, Central London - 46 miles

A DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOM SEMI-DETACHED HOUSE LOCATED IN THE POPULAR NORTHLANDS WOOD AREA OF HAYWARDS HEATH

Porch, Hall, Cloakroom, Sitting Room, Dining Room, Family/Play Room, Kitchen, Breakfast Area, Utility Room, Master Bedroom, En-Suite Shower Room, Three Further Double Bedrooms, Family Bathroom, Garage Storage Area, Off Road Parking, Front & Rear Gardens

#### Description

A deceptively spacious four double bedroom semi-detached family home in the popular Northlands Wood area on the east side of Haywards Heath. This substantial house extends to approximately 1656 sq ft and is presented in excellent order throughout. The ground floor accommodation is ideal for modern family living/hosting & entertaining and comprises:- porch, entrance hall, cloakroom, 23ft9 sitting room, dual aspect dining room with doors opening onto rear garden, family/play room, fitted kitchen with integrated 5 ring gas hob & oven, breakfast area and a useful separate utility room. The majority of the ground floor enjoys quality laminate flooring. Additionally, there is a useful garage storage area which also provides front-to-rear access. If required, this area could be converted back into an integral garage (subject to gaining any necessary consent). A turned staircase rises to the central landing providing access to each of the four double bedrooms and stylish refitted (2012) family bathroom with overhead shower. The master bedroom boasts a contemporary, fully tiled en-suite shower room (refitted 2010). Further benefits include gas fired central heating, uPVC double glazed windows and neutral décor throughout. To the rear is a good size west facing garden laid mainly to lawn, with separate area of patio. To the front is an attractive area of front of garden with lawn and established flower beds. A driveway provides off road parking for two vehicles.



#### Location

Beech Hill is a popular, established residential road on the south-eastern outskirts of Haywards Heath. The property is within a convenient walk of the well regarded and recently rebuilt Northlands Wood Primary School, Doctors Surgery, Pharmacy and convenience store while the Princess Royal Hospital is under a mile distant. Haywards Heath town centre is 1.5 miles away and provides extensive shopping facilities. The mainline station is just over two miles distant and provides fast & regular services to London (approximately 47 mins to London Bridge/Victoria), Brighton and Gatwick International Airport. By car these surrounding areas are easily accessed via the A272 or A23(M) with the latter lying roughly six miles west at Warninglid.

#### Information

Local Authority: Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath T: 01444 458166  
Council Tax Band: E (£1,841 p.a.)

#### Viewing

An internal viewing is considered essential to appreciate the space and benefits provided by this semi-detached family home. This can be arranged via prior appointment with PSPhomes.

