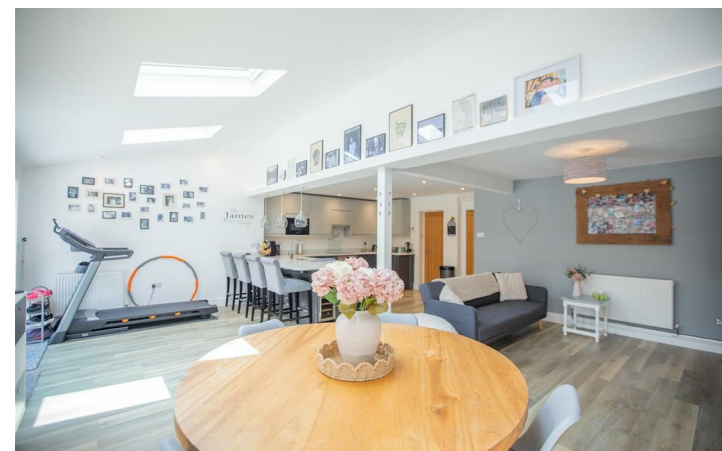
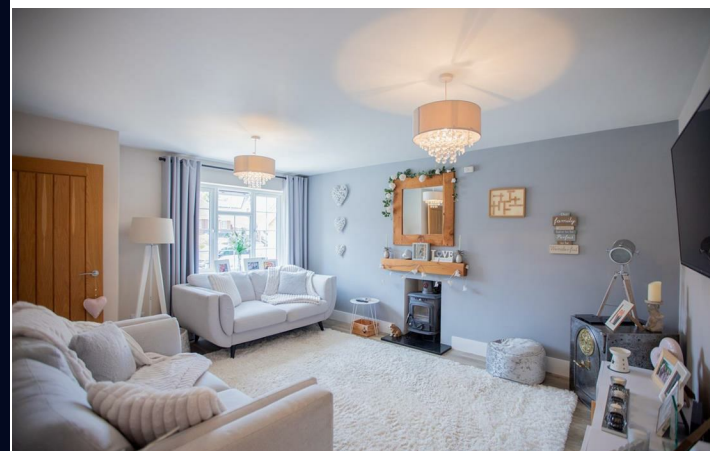
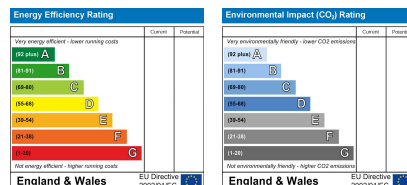




90 Beech Hill, Haywards Heath, West Sussex, RH16 3TT

Guide Price £675,000 Freehold

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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.

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

Guide Price £675,000 - £700,000

What we like...

- * Pristine presentation ready for immediate occupation.
- * Exceptional open plan kitchen/dining/family room - perfect for entertaining.
- * Popular, family friendly Northlands Wood area of Haywards Heath.
- * Beautifully landscaped garden with fully powered studio.
- * No chain

Guide Price £675,000 - £700,000

Welcome Home

Are you looking for a genuinely spacious family home where the kitchen really is the heart of the house, the garden is designed for entertaining and virtually all of the hard work has already been done? This substantially extended four-bedroom detached home in Beech Hill has been comprehensively improved by the current owners and is offered for sale with no onward chain.

The house has been reconfigured around modern family life, with the standout feature being the superb kitchen, dining and living space extending across the rear. Measuring approximately 24 ft square, this is a sociable and exceptionally versatile room where cooking, eating, relaxing and entertaining can all happen together without the space feeling compromised.

The kitchen itself has a crisp contemporary finish, with sleek high-gloss cabinetry, extensive work surfaces, integrated appliances and a large peninsula providing additional preparation space and informal seating. Beyond, there is ample room for both a full-size dining table and a relaxed family seating area. Rooflights flood the extended section with natural light, while wide glazed doors open directly onto the terrace and garden, creating an excellent sense of indoor-outdoor living during the warmer months.

For occasions when a little separation is preferred, the original living room remains at the front of the house. This is a comfortable and inviting reception room, centred around a wood-burning stove and offering a quieter space in which to relax. A useful utility room, ground-floor cloakroom and generous storage complete the ground-floor accommodation.

Upstairs are four bedrooms arranged around a central landing. The principal bedroom is particularly well proportioned and benefits from its own en-suite shower room. The remaining bedrooms provide flexibility for children, guests or home working, while the family bathroom is finished in a clean contemporary style.

Step Outside

The rear garden has been completely transformed into a highly usable extension of the living accommodation. Low-maintenance artificial lawn is framed by extensive paved terraces, providing plenty of room for outdoor dining, barbecues and summer entertaining. A covered seating area beneath the pergola creates a more intimate spot to relax, while integrated lighting allows the garden to be enjoyed well into the evening.



At the far end of the garden is an impressive detached outbuilding of approximately 186 sq ft. Finished with attractive timber cladding and equipped with its own WC and shower facilities, it could make an excellent home office, gym, studio, occasional guest space or private retreat away from the main house.

With approximately 1,647 sq ft of accommodation including the outbuilding, a high standard of presentation and the added benefit of being available chain-free, this is a notably complete home in a popular Haywards Heath setting.

The Location

Beech Hill sits in the popular, family friendly 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. The nearest pub is the Snowdrop Inn Country Pub, which is 3/4 mile distant on foot (via a footpath at the top of Marlow Drive) and serves a brilliant Sunday Lunch. 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 gorgeous village of Lindfield is also easily accessible and the picture-postcard village High Street is a miles walk.

The Specifics

Title Number: WSX106555
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: F
Available Broadband Speed: Ultrafast
Plot Size 0.08 acres

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

