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St. Johns Road, Haywards Heath
O.I.R.O £395,000 Freehold

1 Beech Cottages St. Johns Road, Haywards Heath, West Sussex, RH16 4EH

O.I.R.O £395,000 Freehold

- *Prime southern Haywards Heath location close to Princess Royal Hospital and amenities*
- *Spacious open-plan living and dining room with laminate flooring*
- *Separate ground floor WC*
- *Family bathroom with white suite and shower over bath*
- *Fully enclosed, walled courtyard garden to the rear*
- *Elevated position with charming roof and treetop views from the first floor*
- *Modern kitchen with white gloss units and integrated appliances*
- *Three bedrooms: one double, one good-sized single, and one smaller double/large single*
- *Gas central heating and double glazing throughout*
- *Offered with no onward chain*

A well-presented, 3-bedroom, extended semi-detached cottage located on the popular southern side of Haywards Heath in St. Johns Road. The property is conveniently situated to the Princess Royal Hospital and other local amenities and transport links, with a Sainsbury's Local just a few minutes' walk away.

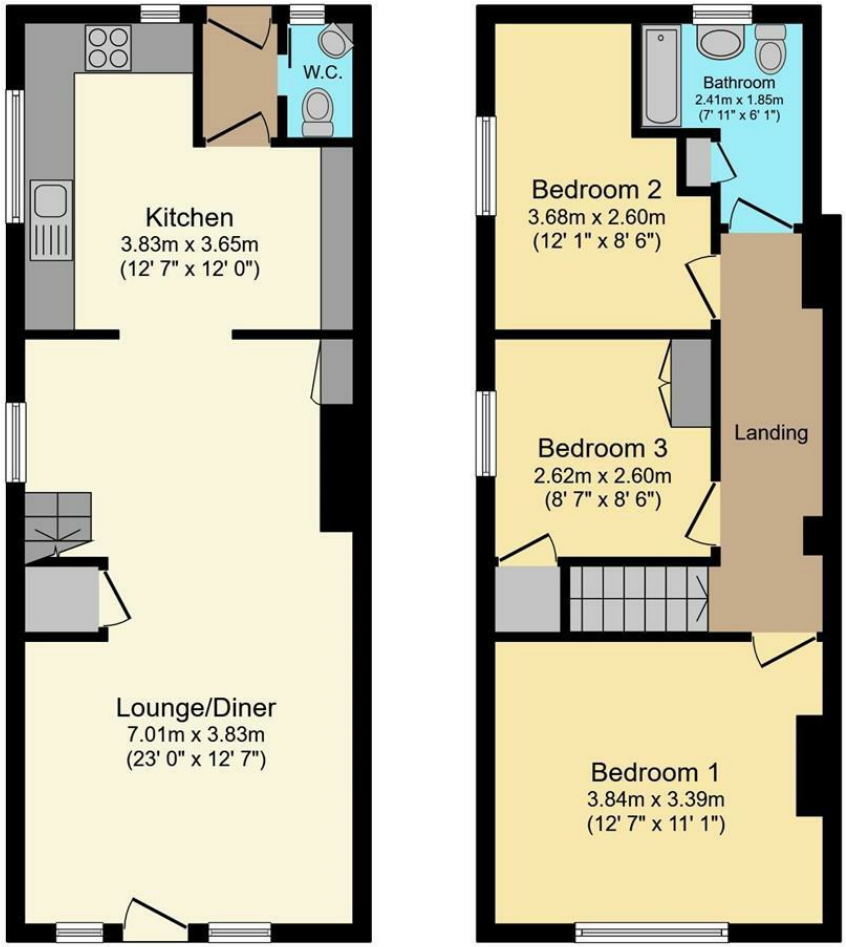
Occupying an elevated position, the property enjoys roof and treetop views of the surrounding area from the first floor. The ground floor offers a spacious open-plan living and dining room with laminate flooring and two built-in storage cupboards. The modern kitchen features white gloss units and integrated appliances including fridge/freezer, dishwasher, washer/dryer, oven, and gas hob. There is a separate ground floor WC.

Upstairs, the layout includes a double bedroom at the front, a good-sized single bedroom, and an additional smaller double or large single bedroom. The family bathroom is fitted with a white suite and shower over the bath.

The house benefits from gas central heating and double glazing throughout. Outside, there is a fully enclosed, walled courtyard garden to the rear and a practical shingled drive offering off-road parking for up to two vehicles at the front.

The property is being offered with no onward chain and would make an ideal first-time buyer's home or a buy-to-let investment. In our opinion, it could achieve a rental income of approximately £1,600 to £1,700 per calendar month.

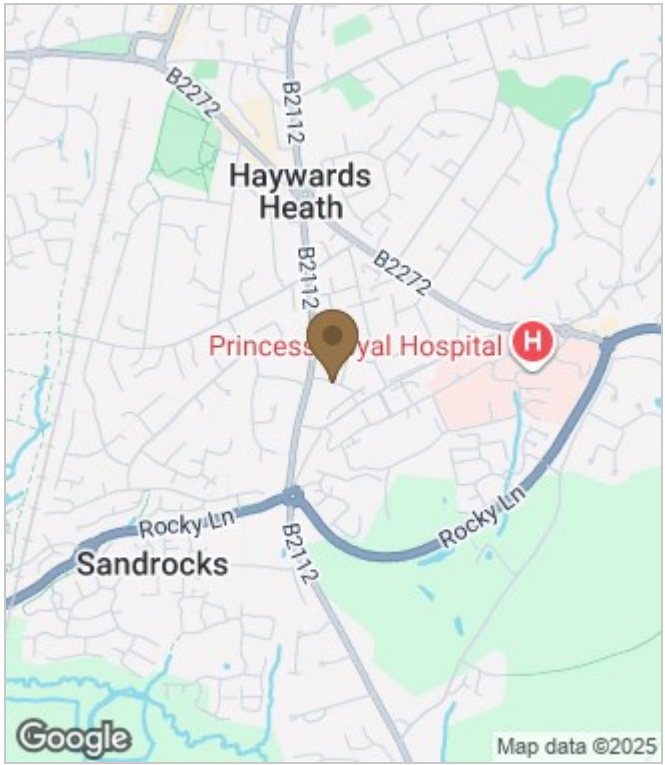
Floor Plans



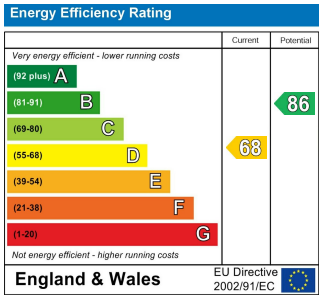
Total floor area 84.4 sq.m. (909 sq.ft.) approx

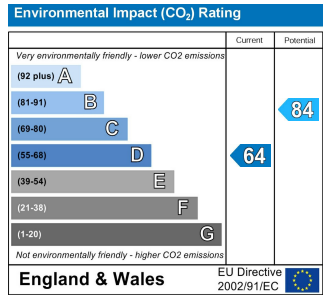
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

Area Map



Energy Performance Graph





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