



**St. Johns Road, Haywards Heath**  
**Guide Price £365,000 to £375,000 Freehold**



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

Guide Price £365,000 to £375,000 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*
  - *Low maintenance walled courtyard garden*
- *Elevated position with charming roof and treetop views from the first floor*
- *Modern kitchen with white gloss units and integrated appliances*
  - *Three bedrooms.*
- *Gas central heating and double glazing throughout*
  - *Offered with no onward chain*

A well-presented, extended three-bedroom semi-detached cottage on the popular southern side of Haywards Heath, set on St Johns Road close to the Princess Royal Hospital, local shops and transport links. Sainsbury's Local is just a few minutes' walk away, and the house is offered with no onward chain.

The property occupies an elevated position with roof and treetop views from the first floor. The ground floor has a spacious open-plan living and dining room with laminate flooring and two built-in storage cupboards, a modern white gloss kitchen with integrated fridge/freezer, dishwasher, washer/dryer, oven and gas hob, plus a separate ground floor WC.

Upstairs there is a double bedroom to the front, a good-sized single bedroom and a further smaller double/large single bedroom, along with a family bathroom with white suite and shower over the bath. The house has gas central heating and double glazing throughout.

Outside, there is a fully enclosed walled courtyard garden to the rear and a shingled drive at the front providing off-road parking for up to two vehicles. With forward chain the property would suit first-time buyers or buy-to-let investors, with an estimated rental income in the region of £1,600–£1,700 per calendar month.

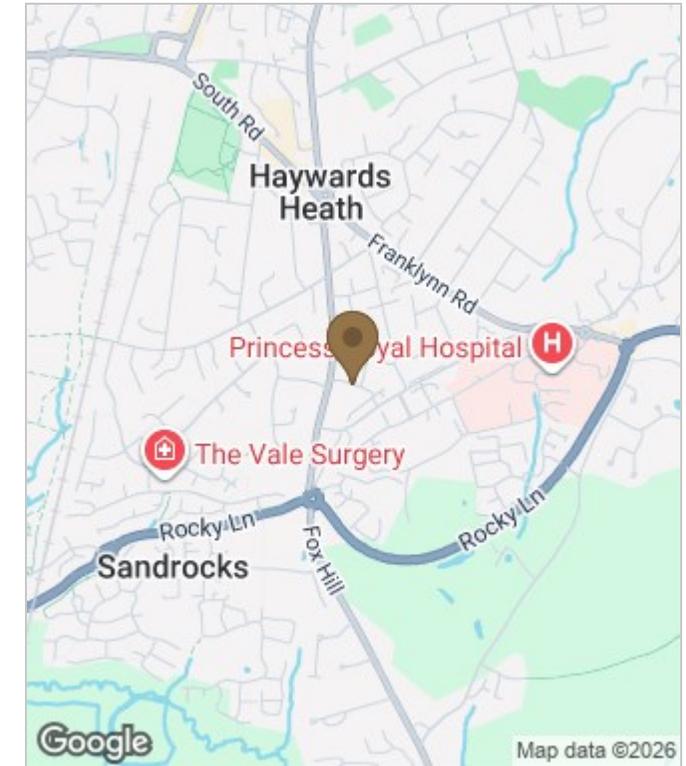
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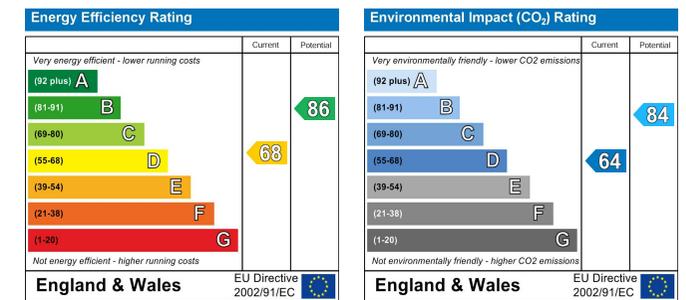
## Floor Plans



## Area Map



## Energy Performance Graph



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