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VIEWING BY APPOINTMENT WITH PSP HOMES

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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.



**11 Beechcroft, Haywards Heath, West Sussex, RH16 4FU**

**Offers Over £625,000 Freehold**

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## 11 Beechcroft, Haywards Heath, West Sussex, RH16 4FU

### What we like...

- \* Bay-fronted semi-detached town house was built to an exceptional standard in 2016.
- \* 22ft x 16ft open plan living room is a great heart of the home.
- \* Exceptional spec throughout including stylish kitchen - with space for a table.
- \* Fabulous master bedroom with stylish, upgraded ensuite and walk in dressing room.
- \* Peaceful and incredibly convenient location within walk of station, great schools and town.

### Welcome Home

This attractive, bay-fronted semi-detached town house was built to an exceptional standard in 2015 by the highly regarded Shandy Homes as part of their "Fernlands Park" development which enjoys a fantastic location off Bolnore Road, offering the perfect combination of convenience and tranquillity.

Externally the home provides plenty of kerb-appeal and character rarely seen with a "new build" properties with a mix of render, brick and tile hanging.

The accommodation is spread over three floors and extends to an impressive 1,652 sq ft making it perfect for a family. The tone is set up the generous hallway. The heart of the home is, without doubt, the generously sized 22ft x 16ft open plan living room which provides plenty of space for sitting and dining zones. French doors open on to the garden, great for inside-outside living during the summer months.

To the front you have stylish kitchen/breakfast room. At 16ft there is plenty of space for a table & chairs and the kitchen is beautifully fitted with composite stone worktops adding a touch of opulence and fully equipped with an extensive range of integrated Siemens appliances (single oven, second compact oven with microwave, 4 ring induction hob, dishwasher, fridge/freezer & extractor. The large ceramic tiled flooring compliment the modern design of the kitchen and there is space for a washing machine too. The bespoke plantation shutters create privacy and a pleasing aesthetic to the bay window.

There is also an essential ground floor cloakroom.

On the first floor you have three of the four bedrooms. The second bedroom has fitted wardrobes and its own contemporary ensuite shower room, whilst the third bedroom (double) has a bay window, with plantation shutters, and overlooks the front, with fitted wardrobes providing excellent storage. At over 11ft, the fourth bedroom is a good size single room and would make the perfect home office or nursery. These are served by the modern family bathroom with tasteful tiling, chrome finishes and thermostatic power shower.

The top floor is absolutely superb. A master suite that offers a private sanctuary away from the rest of the house with generous sleeping quarters, a walk-in dressing area with fitted wardrobe and its own luxurious, recently upgraded ensuite shower room. Being top floor, the views towards the South Downs are a real treat.

Being a recently built home you have some many modern conveniences on offer including highly efficient double-glazed windows, gas fired central heating and high levels of insulation.

### Step Outside

To the front is driveway parking that leads to the attached single garage, with wooden "up & over" door. The garage offers fantastic storage space and with the pitched roof, there is scope to create an "attic space" for even more storage. There are also possibilities to convert into additional accommodation, if required subject to any necessary consents.

To the rear is the prettiest of gardens, offering an idyllic setting for outdoor entertaining and quiet relaxation alike. A generous stone terrace provides the perfect spot for alfresco dining, while the neatly kept lawn is framed by mature planting, flowering borders and a collection specimens that bring seasonal colour throughout the year with late-season blooms such as a grapevine, rose, jasmine, ceanothus, climbing hydrangea, verbena, lavender and herbs while evergreen shrubs and climbers bring year-round structure and privacy.



### Out & About

Location wise, it doesn't get more convenient than this. Beechcroft is tucked just off the prestigious Bolnore Road making it both peaceful and incredibly handy for commuters, with Haywards Heath's mainline station being just 15 mins walk and providing fast, regular services to London (Victoria/London Bridge) in 47 mins, Gatwick Airport (11 mins) and Brighton (20 mins).

The house falls into highly regarded catchment areas at both primary and second with Harlands Primary School and Warden Park Secondary Academy in Cuckfield. In the private sector, the Mid Sussex area offers excellent choice with Ardingly College, Great Walstead, Hurstpierpoint College, Cumnor House, Burgess Hill School for Girls and Handcross Park (which feeds into Brighton College).

The bustling town centre is just a half-mile distant and provides plenty of shopping facilities at The Orchards. The Broadway is the buzzing social centre of the town with a range of restaurants, pubs and bars including Cote Brasserie, Gravlax Coffee Roasters (great for a brunch), Lockhart Tavern Gastropub, Pizza Express, Zizzi, Pascals Brasserie and Roccas Italian. Miller & Carter Steakhouse is just at the end of Bolnore Road.

The Award Winning Beech Hurst Gardens is just 50 yards walk and boasts just under six hectares of beautiful parkland with a miniature railway, playground, tennis courts and picnic areas.

By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying around 5 miles west at Bolney/Warninglid.

### The Specifics

Tenure: Freehold

Title Number: WSX376301

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (1139 Mbps)

We believe the information to be correct but recommend checking details personally before exchange of contracts.

### NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

