



18 Barnmead
Haywards Heath, RH16 1UZ

 **Mark Reville & Co**

18 Barnmead

Haywards Heath, RH16 1UZ

Guide Price £500,000 Freehold

This superb 3 bedroom semi detached house offers stylish open plan living and is located just a short walk to the mainline station. The exceptionally well presented interior incorporates 3 bedrooms, a luxury fitted bath/shower room, a fine sitting room with bespoke fitted shelving, a stunning open plan kitchen with part vaulted ceiling comprehensively fitted with contemporary units complete with integrated appliances and a breakfast bar leading to dining area. There is a delightful triple aspect conservatory with double glazed doors to the rear landscaped garden. The property benefits from gas central heating and double glazing throughout. The block paved driveway to the front offers space for 2/3 vehicles and the attractive fully enclosed and easily managed rear garden is arranged with a large paved sun terrace with raised planters, a pond feature and a timber garden shed. Early inspection highly recommended.

Situated in this much favoured established location just a short walk to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Also in the immediate vicinity is the well regarded Harlands Primary School (via a footpath), Haywards Heath Sixth Form College. The Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach offering a wide range of shops and an array of restaurants in The Broadway and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 13 miles to the north, the cosmopolitan city of Brighton and the coast is 15 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive approximately offering beautiful natural venues for countryside walking.



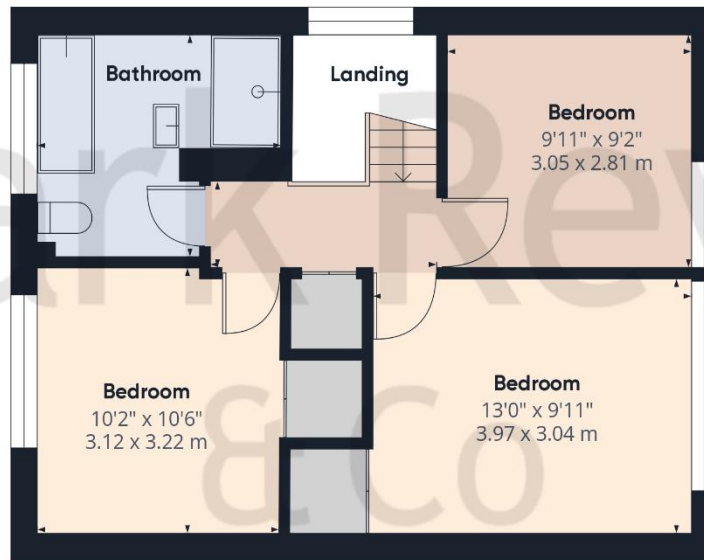




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1116.76 ft²

103.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

Haywardsheath@markrevill.com

