



29 Barnmead
Haywards Heath, West Sussex. RH16 1UY

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£395,000

This excellent end of terrace house offers bright, extremely spacious and well-presented accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This delightful home offers 3 good size bedrooms, spacious bathroom with white suite, downstairs cloakroom, fine sitting/dining room, large double glazed conservatory/family room and well fitted kitchen. There is an integral garage approached by a private drive and the most attractive rear garden extends to about 53 feet in length and is arranged mainly as a two tier lawn.

Situated in this much sought after established location, just a short walk to the well regarded Harland's Primary School (via a footpath) and to Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin leisure complex, Sainsbury's and Waitrose superstores are close at hand and the town centre is within easy reach with its wide range of shops and includes The Broadway with its array of restaurants. 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 and the cosmopolitan city of



Brighton and the coast is approximately 15 miles to the south. The South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Hall Double glazed replacement front door. Radiator. Engineered oak flooring.

Cloakroom White suite comprising close coupled wc and basin. Extractor fan. Radiator. Half tiled walls. Engineered oak flooring.

Kitchen 12'10" x 7'2" (3.91m x 2.18m) Inset stainless steel bowl and a half sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers, integrated **dishwasher** and appliance space with plumbing for washing machine beneath. Recess for cooker with gas and electric points. Matching L shaped work surface, cupboards, drawers and appliance space under. Space for upright fridge/freezer. Fitted extractor hood flanked by a range of wall cupboards. Further range of wall cupboards. Double glazed window. Part tiled walls. Tiled floor.

Sitting/Dining Room 19'3" x 12'7" (5.87m x 3.84m) *narrowing to 9'9" (2.97m)* Display recess. 2 radiators. Double glazed sliding door to:

Double Glazed Conservatory/Family Room 15' x 8' (4.57m x 2.44m) Double glazed on two sides with double glazed vaulted ceiling and double doors to rear garden. Engineered oak flooring.

FIRST FLOOR

Landing Hatch to loft space. Built in airing cupboard housing gas combination boiler. Built in slatted shelved linen/storage cupboard. Double glazed window.

Bedroom 1 12'9" x 10' (3.89m x 3.05m) Built in double wardrobe recess with cupboards over. Double glazed window. Radiator.

Bedroom 2 10'8" x 10'1" (3.25m x 3.07m) Built in double wardrobe with cupboards over. Double glazed window. Radiator.

Bedroom 3 9'10" x 9' (3.00m x 2.74m) Double glazed window. Radiator.

Spacious Bathroom White suite comprising bath with independent shower over, fitted rail and curtain, pedestal basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. 2 double glazed windows. Ceiling downlighters. Part fully and part half tiled walls. Tiled floor.

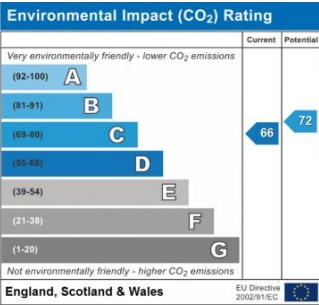
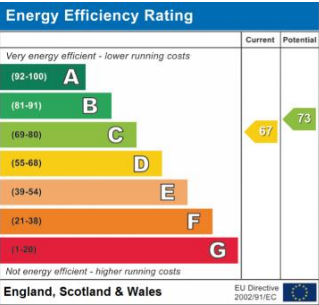
OUTSIDE

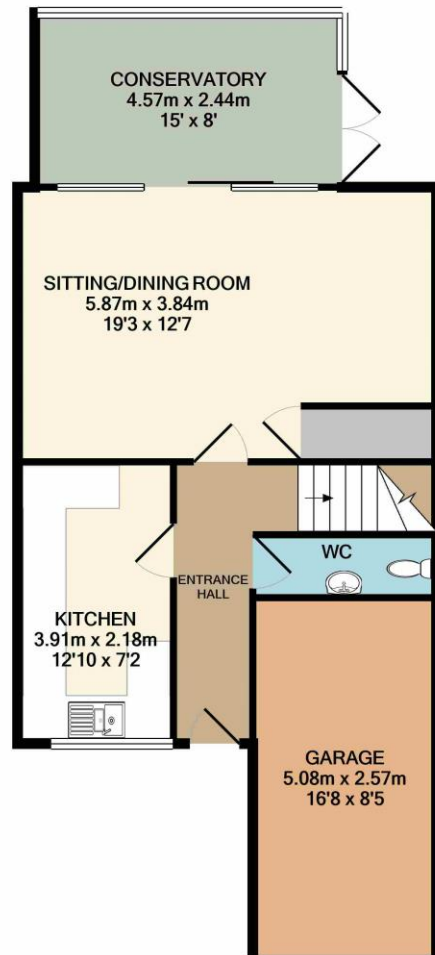
Integral Garage 16'8" x 8'5" (5.08m x 2.57m) Up and over door. Light point.

Own Drive

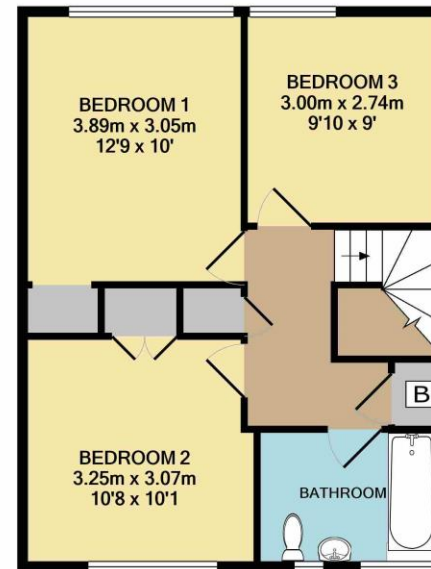
Front Garden Laid to lawn with central bay tree, rose bed. Paved area adjacent to the front of the house. Outside light. Side access with gate to:

Attractive Rear Garden About 53 feet (16.15m) in length (maximum). Arranged on two tiers separated by brick retaining wall and central steps, mainly as lawn with borders planted with a variety of flowers, shrubs and bushes, mature apple tree. **Timber shed**. The garden is fully enclosed by close boarded and chain link fencing and clipped hedge.





GROUND FLOOR
APPROX. FLOOR
AREA 63.7 SQ.M.
(686 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 45.5 SQ.M.
(489 SQ.FT.)

TOTAL APPROX. FLOOR AREA 109.2 SQ.M. (1176 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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