



99 Barnmead
Haywards Heath, West Sussex. RH16 1XB

99 Barnmead

Haywards Heath, West Sussex. RH16 1XB

£415,000

This excellent semi detached house offers bright and extremely spacious accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This delightful home offers 3 good size bedrooms, a spacious bathroom, a fine sitting/dining room and a well fitted kitchen. There is a garage approached by a long private drive with additional parking to the front and the attractive level rear garden is arranged with a paved sun terrace and artificial lawn.

Situated in this much sought after established location just a short walk to the well regarded Harlands Primary School (via a footpath), Haywards Heath Sixth Form College and to the mainline 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 an array of restaurants in The Broadway. 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



approximately 15 miles to the south, whilst the South Down National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Porch Double glazed replacement front door and side screen to:

Spacious Hall Good size understairs cupboard. Radiator. Stairs to first floor.

Sitting and Dining Room 24'11" x 12'6" (7.59m x 3.81m) narrowing to 9'6" (2.9m). TV aerial point. Double glazed picture window to front. 2 radiators. Parquet flooring. Double glazed sliding doors to rear garden.

Kitchen 10'5" x 9'5" (3.18m x 2.87m) Inset enamel bowl and a half sink with mixer tap, adjacent L shaped wood effect laminate surfaces, cupboards, drawers and appliance space with plumbing for washing machine and dishwasher under. Built-in **electric oven**, fitted **4 ring halogen hob** with brushed steel extractor hood over flanked by wall cupboards, further wall cupboard. Matching L shaped worktop, cupboards under, fitted corner shelf over. Double glazed window. Wood effect laminate flooring. Part tiled walls. Double glazed door to outside.

FIRST FLOOR

Landing Built-in slatted shelved linen cupboard with radiator. Hatch with pull down ladder to loft space housing gas fired combination boiler. Double glazed window.

Bedroom 1 11'6" plus door recess x 11'2" (3.51m x 3.40m) Built-in double wardrobe. Double glazed window. Radiator.

Bedroom 2 11'6" x 9'8" (3.51m x 2.95m) Built-in double wardrobe with cupboard over. Double glazed window. Radiator.

Bedroom 3 8'1" x 7'6" (2.46m x 2.29m) Double glazed window. Radiator.

Spacious Bathroom White suite comprising panelled bath with mixer tap and independent shower with rain water and hand held attachments, glazed shower screen, basin with single lever mixer tap, drawers beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. 2 double glazed windows. Fully tiled walls.

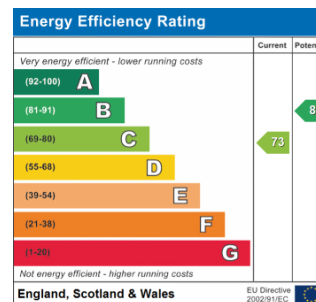
OUTSIDE

Brick Built Garage 17'3" x 8'3" (5.26m x 2.51m) Up and over door. Light and power points.

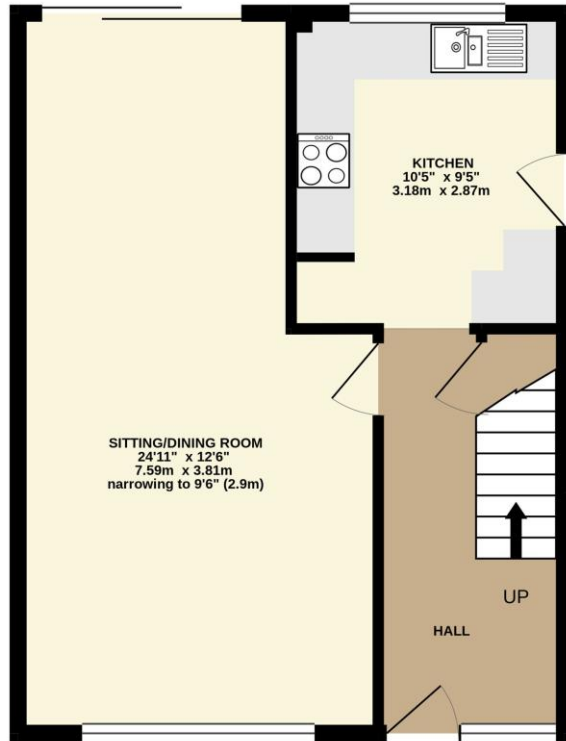
Long Private Drive with Double Width Parking to Front Block paved. Gate to rear garden.

Front Garden Laid neatly to lawn with flower and rose border. Natural stone steps to front entrance.

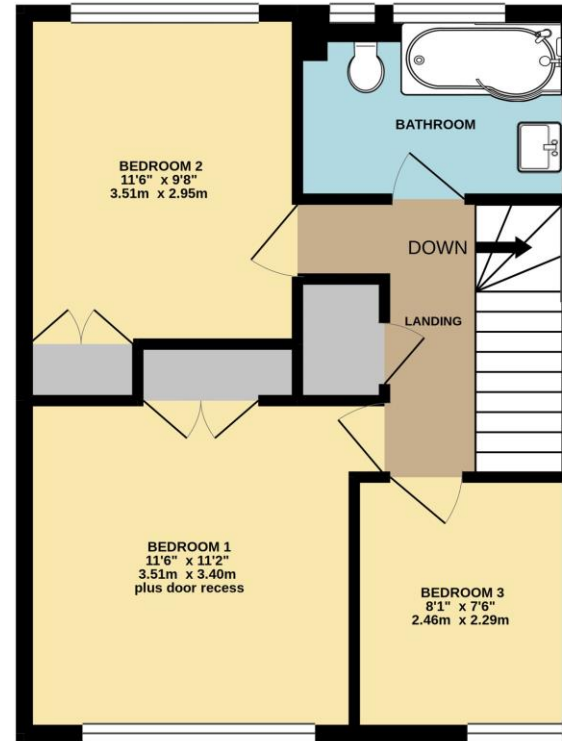
Easily Managed Rear Garden About 27 feet (8.23m) in length x 18'2" (5.54m) wide. Arranged with a paved sun terrace adjacent to the house and level artificial lawn. Water tap. The garden is fully enclosed offering shelter and seclusion.



GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

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

