



56 Barnmead
Haywards Heath, West Sussex. RH16 1UZ

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Guide Price £475,000

This splendid semi detached family house has been thoughtfully extended to provide spacious and well designed accommodation. This excellent home incorporates 3 bedrooms, bathroom, a downstairs cloakroom, a useful entrance lobby presently used as a home office, a good size sitting and dining room, superb double glazed conservatory and a well fitted kitchen. There is a detached garage with an adjoining car port approached by a long private drive plus parking area offering space for numerous vehicles and the most attractive fully enclosed rear garden enjoys a favoured south westerly aspect. Planning permission (Ref: DM/23/1464) has been granted for a ground floor extension, garage conversion and toilet/shower room.

Barnmead is located immediately off Balcombe Road in this much sought after location just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Harlands Primary School and Haywards Heath Sixth Form College are within the immediate vicinity as is Sainsbury's and Waitrose superstores and the Dolphin Leisure centre. Haywards Heath town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants 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 just over 15 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Lobby/Home Office 7'10" x 7'1" (2.39m x 2.16m) Double glazed replacement front door. Telephone point. Double glazed window. Glazed panelled door to:

Hall Telephone point. Stairs to first floor.

Cloakroom Close coupled wc and corner basin. Extractor fan. Radiator.

Sitting and Dining Room 25' x 12'6" (7.62m x 3.81m) narrowing to 9'9" (2.97m).

Sitting Room 14'4" x 12'6" (4.37m x 3.81m) Large double glazed picture window to front. Radiator. Wide opening to:

Dining Room 10'8" x 9'9" (3.25m x 2.97m) Radiator. Double glazed casement doors to:

Double Glazed Conservatory 14'7" x 9'6" (4.45m x 2.90m) Brick construction with low wall to two sides, double glazing on three sides with double glazed vaulted ceiling. Heated Karndean flooring. Double glazed casement doors to rear terrace and garden.

Kitchen 10'1" x 9'3" (3.07m x 2.82m) Inset bowl and a half sink with mixer tap, adjacent work surfaces with cupboards, drawer, plumbing for washing machine and dishwasher under. Space for upright fridge/freezer. Matching work surfaces with cupboards and drawers under. Recess for cooker with gas point. Range of wall cupboards. Wall mounted 'Worcester' gas fired combination boiler. Part tiled walls. Double glazed door to outside.

FIRST FLOOR

Landing Built-in airing cupboard. Double glazed window.

Bedroom 1 11'9" x 11'7" (3.58m x 3.53m) plus door recess. Built-in double wardrobe with cupboard over. Double glazed window. Radiator.

Bedroom 2 11'0" x 10'0" (3.35m x 3.05m) Built-in double wardrobe with cupboard over. Double glazed window. Radiator.

Bedroom 3 8'6" x 7'6" (2.59m x 2.29m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, vanity unit with inset basin, cupboard beneath, close coupled wc. Double glazed window. Radiator. Two walls fully tiled. Vinyl flooring.

OUTSIDE

Detached Brick Built Garage 17'6" x 8'3" (5.33m x 2.51m) Up and over door. Light and power points. Rear door. **Adjoining Car Port** Approximately 20 feet (6.10m) in length.

Long Private Drive plus Hardstanding Space Parking for numerous vehicles.

Good Size Front Garden Laid to lawn with central evergreen tree, several established shrubs and hedge to front boundary. Outside lighting.

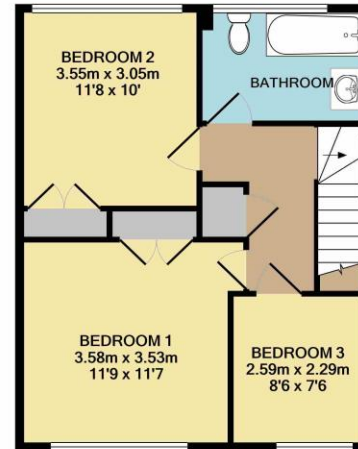
South West Facing Rear Garden About 60 feet (18.29m) maximum in length extending into recess adjacent to the conservatory. Arranged with L shaped paved terrace adjacent to the house opening to a good size level lawn planted with a variety of shrubs and trees including harvest gold tree, flowering cherry tree and laurels. Timber shed. Water tap. The garden is fully enclosed by timber fencing.

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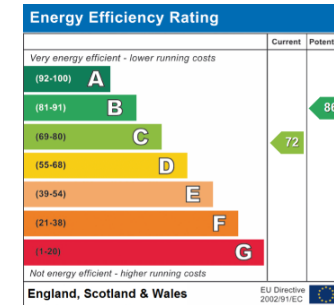
GROUND FLOOR
APPROX. FLOOR
AREA 78.3 SQ.M.
(842 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.0 SQ.M.
(473 SQ.FT.)

TOTAL APPROX. FLOOR AREA 122.2 SQ.M. (1316 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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