



**22 Barnmead**  
Haywards Heath, West Sussex. RH16 1UZ

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Price £395,000

This excellent end of terrace house has been thoughtfully enlarged and offers bright, extremely spacious and well presented accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This splendid home offers 3 good size bedrooms, a spacious sitting/dining room, a home office, downstairs cloakroom and a well fitted kitchen complete with oven and hob. There is a wide block paved drive at the front and the house enjoys a delightful south facing rear garden backing onto a small stream arranged with well tended lawn, paved sun terrace and well stocked herbaceous borders.

Situated in this much sought after established location just a short walk to the well regarded Harlands Primary School (via a footpath) and to Haywards Heath mainline railway station offering 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, including 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

**Porch** uPVC double glazed front door to:

**Hall** Radiator. Stairs to first floor.

**Cloakroom** Close coupled wc and basin with mixer tap and tiled splashback. Heated chromium ladder towel warmer/radiator. Extractor fan. Vinyl flooring.

**Home Office** 10'3" x 7'9" (3.12m x 2.36m) Telephone point. Double glazed window. Radiator.

**Kitchen** 12'10" x 7'2" (3.91m x 2.18m) Comprehensively fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers and appliance space with plumbing for washing machine beneath. Built in Neff brushed steel **electric oven**, brushed steel **4 ring gas hob** and extractor hood over. Space for tall fridge/freezer. Good size built in shelved larder. Wall mounted Worcester gas combination boiler. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

**Note: The washing machine and fridge/freezer are available subject to negotiation.**

**Sitting/Dining Room** 18'9" x 12'7" (5.72m x 3.84m) *narrowing to 9'8" (2.95m)* TV aerial point. Double glazed casement doors flanked by tall double glazed windows. Good size understairs coats/storage cupboard.

## FIRST FLOOR

**Landing** Good size built in storage cupboard. Large built in slatted shelved linen cupboard. Hatch with pull down ladder to loft space.

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

**Bedroom 2** 10'6" x 10'1" (3.20m x 3.07m) Built in double wardrobe. Double glazed window. Radiator.

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

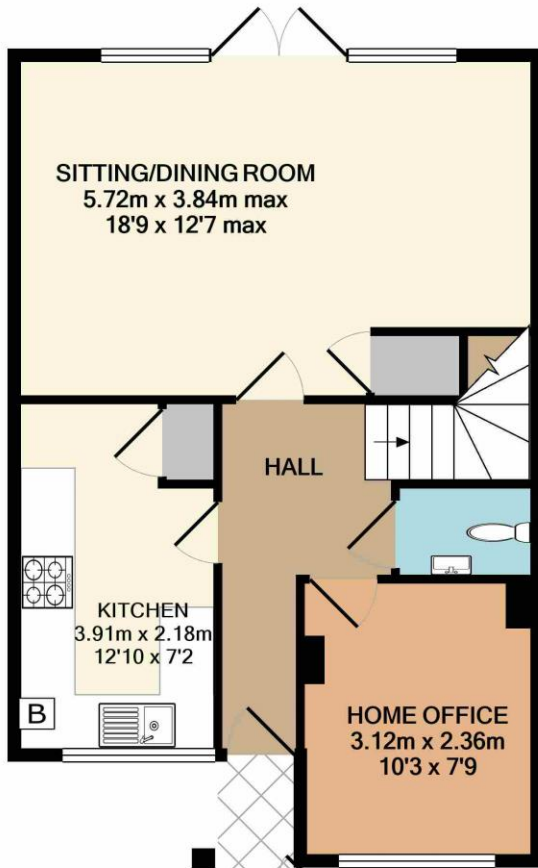
**Spacious Bathrooms** White suite comprising bath with independent electric shower over, glazed shower screen, pedestal basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Part tiled walls. Vinyl flooring.

## OUTSIDE

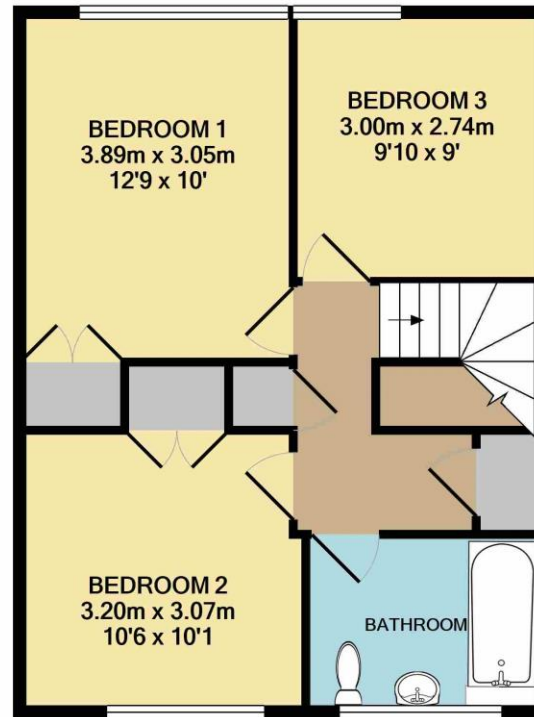
**Block Paved Double Width Drive** with corner herbaceous bed. Close boarded timber boundary fences.

**Lovely South Facing Rear Garden Backing onto a Stream** About 53 feet (16.15m) in length. Arranged mainly as well tended lawn, paved sun terrace adjacent to the house, shaped borders containing a wide variety of plants, shrubs and small trees including golden weeping willow, berberis, fuchsias, fruit bushes. Rock garden at the far end. 2 **timber sheds**. Side access with gate.





GROUND FLOOR  
APPROX. FLOOR  
AREA 48.3 SQ.M.  
(520 SQ.FT.)

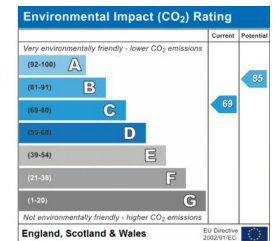
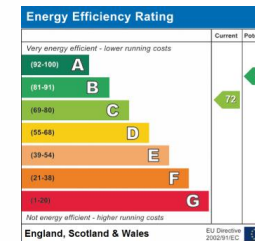


1ST FLOOR  
APPROX. FLOOR  
AREA 45.5 SQ.M.  
(489 SQ.FT.)



TOTAL APPROX. FLOOR AREA 93.8 SQ.M. (1009 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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