



**9 Barnmead**  
Haywards Heath, West Sussex. RH16 1UY

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£425,000

This excellent thoughtfully extended semi detached house offers bright, spacious and versatile accommodation featuring 2 splendid recently built ground floor rooms ideal as a home office/studio or could ideally suit a separate suite if desired. In addition, the house incorporates 3 good size bedrooms, a spacious bathroom, a splendid 25 foot sitting and dining room, double glazed conservatory and a well fitted kitchen. The property has the benefit of gas fired central heating and double glazed replacement windows throughout, there is a private drive offering parking for 2 vehicles and the easily managed rear garden is arranged as a two tier paved sun terrace all fully enclosed by close boarded fencing offering shelter and seclusion.

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 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 including 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 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** Double glazed replacement front door and side screen to:

**Hall** Range of tall fitted storage cupboards, understairs cupboard. Telephone point. Radiator. Stairs to first floor.

**Sitting and Dining Room** 25' x 12'5" (7.62m x 3.78m) *narrowing to 9'8" (2.95m)* Double aspect with large double glazed picture window to front. TV aerial point. 2 radiators. Double glazed sliding door to:

**Double Glazed Conservatory** 9'6" x 8' (2.90m x 2.44m) Double glazed on three sides with vaulted polycarbonate ceiling with fitted blinds. Radiator. Tiled floor. Double glazed door to rear garden.

**Kitchen** 10'4" x 9'3" (3.15m x 2.82m) Well fitted with attractive range of units comprising inset composite bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers and plumbing for dishwasher beneath. Wall cupboard housing Worcester gas boiler, further wall cupboard. Range of further work surfaces with central recess for cooker, extractor hood over, adjacent range of wall cupboards. Space for upright fridge/freezer. Double glazed window. Fully tiled walls. Tiled floor. Double glazed stable door to:

**Utility/Store Room** 14'6" x 7'2" (4.42m x 2.18m) With vaulted ceiling incorporating 2 double glazed Velux windows. Plumbing for washing machine. Radiator. Vinyl flooring. Double glazed door to front and to rear garden.

**Studio/Home Office** 15'8" x 7'4" (4.78m x 2.24m) Double aspect with vaulted ceiling incorporating 2 double glazed Velux windows. 2 further double glazed windows. Radiator. Vinyl flooring.

## FIRST FLOOR

**Landing** Built-in slatted shelved linen cupboard, cupboard over. Hatch to floor boarded loft space. Double glazed window. Ceiling downlighters.

**Bedroom 1** 11'8" x 11'5" (3.56m x 3.48m) *plus door recess.* Large fitted double wardrobe with floor to ceiling sliding mirror doors. Deep recess with fitted dressing table unit, mirror, pelmet and high level cupboard over. Double glazed window. Radiator.

**Bedroom 2** 11' x 9'8" (3.35m x 2.95m) Large built-in and fitted single and double wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Radiator.

**Bedroom 3** 8'6" x 7'6" (2.59m x 2.29m) *into recess.* Fitted triple cupboards flanked by open shelved units, storage space over. Double glazed window. Radiator.

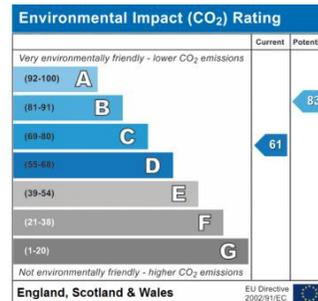
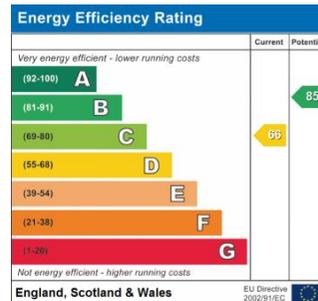
**Spacious Bathroom** White suite comprising shaped bath with independent Aqualisa shower over, curved glazed screen, pedestal basin, close coupled wc. Useful base level cupboard. 2 double glazed windows. Radiator. Ceiling downlighters. Fully tiled walls.

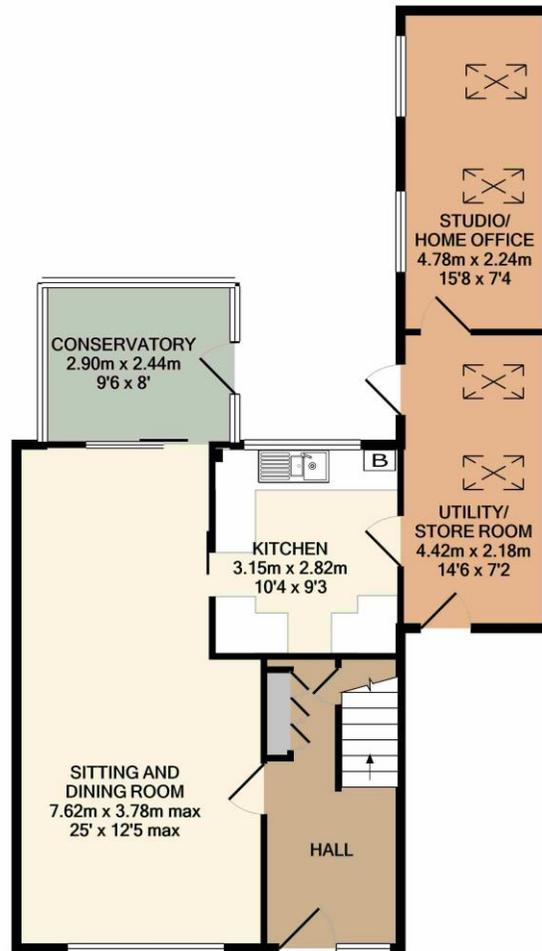
## OUTSIDE

**Private Drive** Offering parking for 2 vehicles.

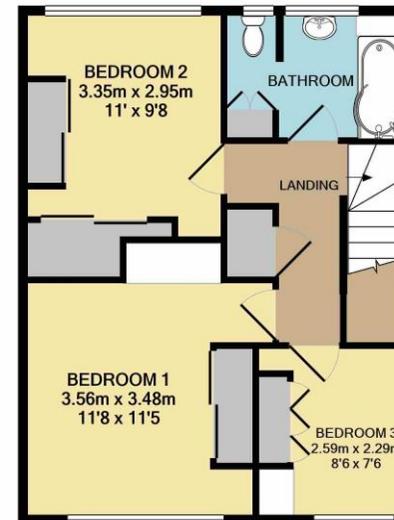
**Front Garden** Neatly laid to lawn with 2 established conifers.

**Rear Patio Garden** Maximum 31 feet (9.45m) in length *narrowing to 22'6" (6.86m).* Arranged as a two tier paved terrace with pebble filled border, grass verge and established clipped hedge, rhododendrons, ceanothus. **Timber shed.** Water tap. The garden is fully enclosed by close boarded fencing and brick retaining wall.





GROUND FLOOR  
APPROX. FLOOR  
AREA 71.0 SQ.M.  
(765 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 43.9 SQ.M.  
(473 SQ.FT.)

TOTAL APPROX. FLOOR AREA 114.9 SQ.M. (1237 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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