



105 Barnmead
Haywards Heath, RH16 1XB

■ ■ ■ Mark Reville & Co

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Guide Price £450,000

This excellent well extended semi detached house offers bright and well cared for accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The house incorporates 3 double bedrooms, spacious bathroom with shower, a large sitting and dining room (over 25 feet in length), kitchen, downstairs cloakroom and a useful home office/family room. There is an integral garage approached by a wide block paved drive offering parking for 2 vehicles and the most attractive rear garden is arranged with a paved sun terrace and level lawn with extremely well stocked colourful flower and shrub borders.

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 offering a wide range of shops with 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 Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Spacious Entrance Hall Double glazed front door and side screen. Good size understairs storage cupboard. Telephone point.

Sitting and Dining Room 25'2" x 12'4" (7.67m x 3.76m) narrowing to 9'6" (2.90m) Fireplace with coal effect electric fire with polished stone surround flanked by display shelving. Range of fitted furniture beneath the front window incorporating cupboards, drawers and plinth for TV. TV aerial point. 2 wall light points. 2 radiators. Double glazed sliding doors to rear garden.

Kitchen 9'7" x 9'4" (2.92m x 2.84m) Fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent worktop, cupboards and drawers under. **Electric cooker.** Matching base drawer unit, 2 wall units. Fitted tall larder, tall recess with **fridge/freezer**, cupboard over. Built-in storage cupboard. Recessed tall storage cupboard with roller door, cupboard beneath. Double glazed window. Part tiled walls. Vinyl flooring. Glazed door to:

Rear Lobby

Home Office/Family Room 12'8" x 9'9" (3.86m x 2.97m) 2 wall light points. Large double glazed picture window and casement door to rear garden.

Cloakroom White suite comprising close coupled wc and corner basin, tiled splashback. Small wall light. Extractor fan.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space with light point and housing gas boiler. Built-in airing cupboard with pre-insulated hot water tank and slatted shelf. Double glazed window.

Bedroom 1 11'5" x 11'2" (3.48m x 3.40m) Built-in double and single wardrobe with cupboard over. Double glazed window. Radiator.

Bedroom 2 11'6" x 10' (3.51m x 3.05m) Built-in double wardrobe. Double glazed window. Radiator.

Bedroom 3 L shaped 16'1" x 11'3" (4.90m x 3.43m) narrowing to 8'3" (2.51m) 2 double glazed windows. Radiator.

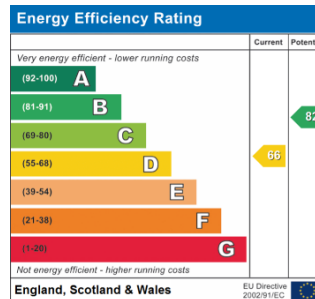
Spacious Bathroom with Shower Suite comprising bath with mixer tap, fully tiled glazed shower, pedestal basin with single lever mixer tap, close coupled wc. Extractor fan. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls.

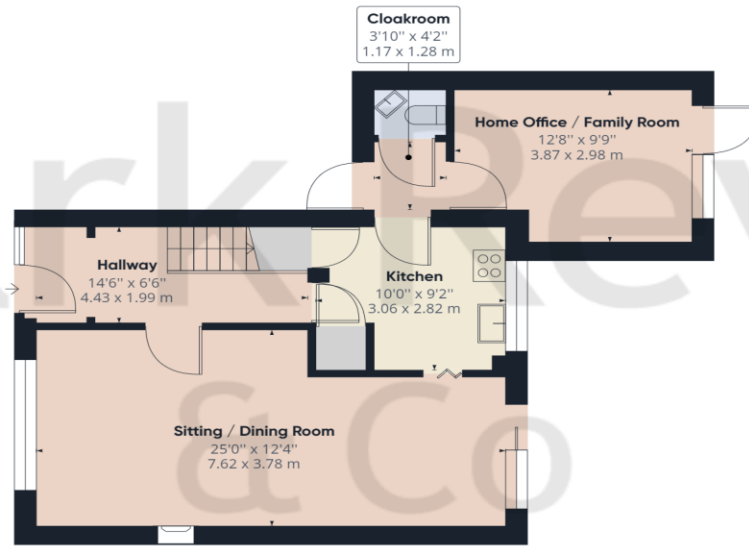
OUTSIDE

Integral Garage 18'3" x 7'8" (5.56m x 2.34m) Electrically operated up and over door. Light and power points. Plumbing for washing machine and space for tumble dryer.

Private Block Paved Drive Offering parking for 2 vehicles.

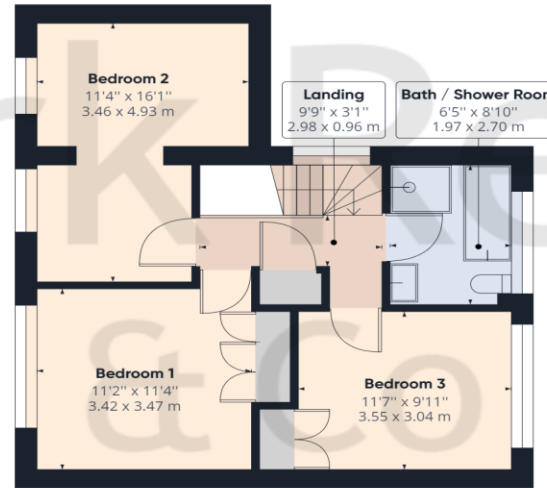
Most Attractive Rear Garden About 30 feet (9.14m) in length x 28 feet (8.53m) in width. Arranged with paved sun terrace adjacent to the house, level lawn with herbaceous borders to three sides planted with an abundance of colourful flowers, plants and shrubs. The garden is fully enclosed by timber fencing and ornamental wall offering shelter and seclusion.





Ground Floor Building 1

Approximate total area⁽¹⁾
1163.26 ft²
108.07 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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