



33 Barry Drive
Haywards Heath, West Sussex. RH16 4UD

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£320,000

This excellent end of terrace house offers bright and well designed contemporary interior having the benefit of gas central heating and double glazing. This stylish home features 2 double bedrooms, a luxurious bathroom with white suite, modern kitchen complete with appliances, a superb double aspect sitting/dining room with casement doors to the rear garden which extends to about 37 feet in length. In addition, the house has the benefit of a private drive and an open outlook to the front.

Situated on the south east edge of Haywards Heath close to Princess Royal Hospital and is about 1.4 miles from the town centre with its wide range of shops, array of restaurants, several parks, a Sainsbury's and Waitrose superstore, modern leisure complex and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The house is located 6 miles east of the A23 via the recently opened bypass offering a direct route to the motorway network, Gatwick Airport is 15.6 miles to the north and the cosmopolitan city of Brighton and the coast is about 14 miles to the south whilst the South Downs National Park is within a short drive offering a natural venue for countryside walks.



GROUND FLOOR

Hall Quality vinyl flooring. Radiator. Stairs to first floor.

Cloakroom Pedestal basin with mixer tap and tiled splashback, close coupled wc. Double glazed window. Radiator. Vinyl flooring.

Sitting and Dining Room 16'10" x 12'10" (5.13m x 3.91m) A fine double aspect room. TV aerial point. 2 radiators. Quality vinyl flooring. Double glazed window. Double glazed casement doors flanked by double glazed windows to rear garden.

Excellent Kitchen 10'2" x 5'10" (3.10m x 1.78m) Comprehensively fitted with attractive range of white high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers with cupboards, drawers, integrated **dishwasher** and **washing machine** under. Integrated tall Bosch **fridge/freezer**. Built-in Bosch **electric oven**, **4 ring gas hob** and extractor hood over. Range of wall cupboards, one housing Potterton gas boiler. Worktop lighting. Radiator. Double glazed window. Quality vinyl flooring.

FIRST FLOOR

Landing Hatch to loft space.

Bedroom 1 12'10" x 8'9" (3.91m x 2.67m) Good size built-in wardrobe/storage cupboards. 2 double glazed windows. Radiator.

Bedroom 2 12'10" x 11'4" (3.91m x 3.45m) Fitted double wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Radiator.

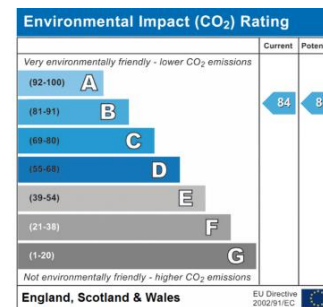
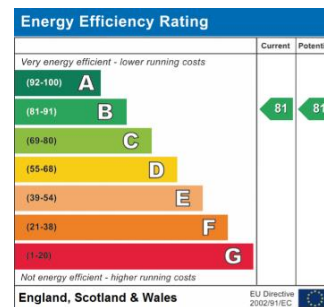
Bathroom White suite comprising bath with mixer tap and shower attachment, glazed shower screen, close coupled wc with concealed cistern, basin with single lever mixer tap. Shaver point. Extractor fan. Double glazed window. Part tiled walls. Tiled floor.

OUTSIDE

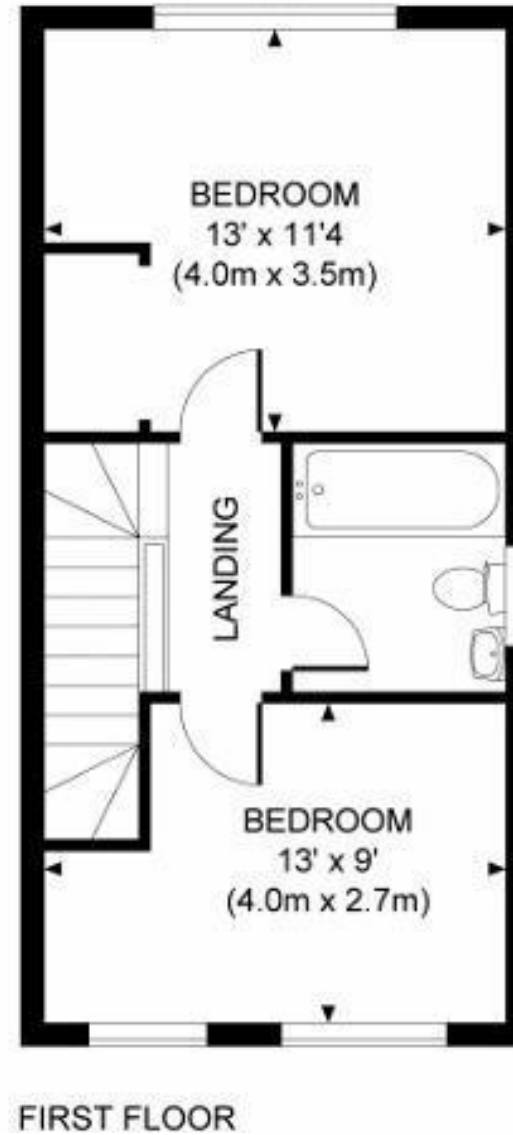
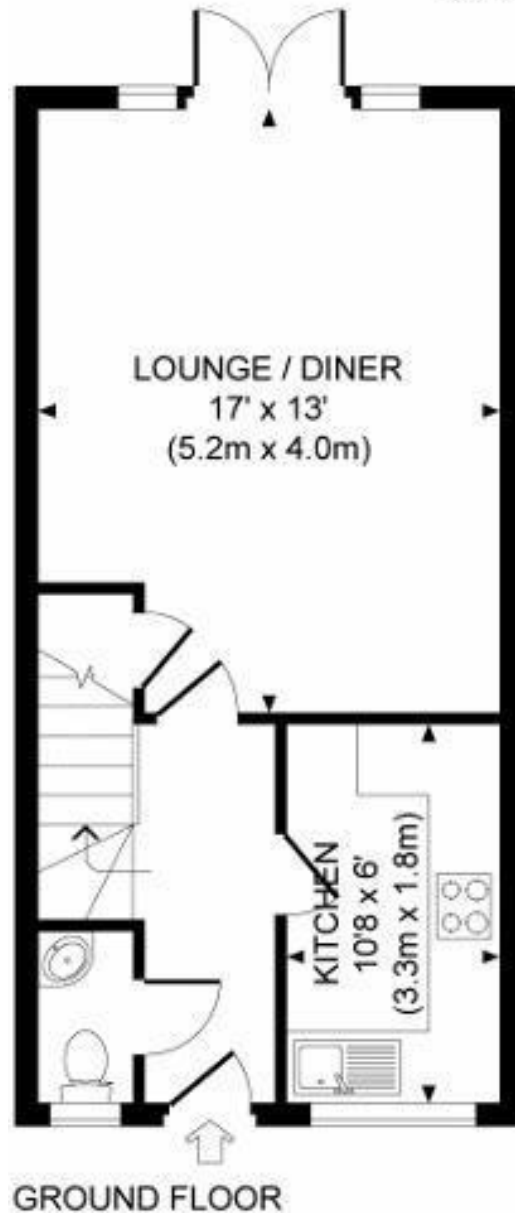
Private Drive Adjacent paved path, flower and slate filled borders with clipped hedge to boundaries.

Attractive Rear Garden About 37 feet (11.28m) in length. Arranged mainly as lawn with paved sun terrace and pathways along one side providing access to **timber shed**. Stone filled borders and bed containing plants and climbers.

Maintenance Charge About £350 per annum.



Approximate Gross Internal Area
728 sq ft / 67.6 sq m



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.

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