



103 Barnmead
Haywards Heath, RH16 1XB

 Mark Revill & Co

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£425,000

This excellent semi detached house offers bright, spacious and well-presented accommodation having the benefit of gas fired ducted air central heating and double glazed replacement windows throughout. This delightful home incorporates 3 good size bedrooms, bathroom, separate wc, a fine sitting and dining room and a fitted kitchen. There is a garage approached by a long private drive offering parking for several vehicles and the most attractive secluded rear garden is arranged mainly as lawn with well stocked colourful flower borders.

Situated in a quiet cul-de-sac in this 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 and 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

Entrance Lobby Attractive double glazed composite panelled front door and double glazed side screen.

Hall Telephone point. Stairs to first floor.

Sitting and Dining Room

Sitting Room 14'4" x 12'6" (4.37m x 3.81m) Large double glazed picture window to front. Natural stone fireplace and hearth. 3 wall mounted storage/display cupboards and open display shelving. TV aerial point. 2 wall light points. Warm air vent. Wide opening to:

Dining Room 10'6" x 9'8" (3.20m x 2.95m) Glazed serving hatch to kitchen. Warm air vent. Double glazed sliding door to rear garden.

Kitchen 9'8" x 9'3" (2.95m x 2.82m) Fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers and plumbing for washing machine under. Gas cooker point. Space for fridge/freezer. Range of wall cupboards. Further wall cupboards. Cupboard housing Johnson & Starley gas boiler supplying ducted air heating and hot water. Good size understairs cupboard. Double glazed window. Part tiled walls. Tiled floor. Double glazed door to outside.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Built-in airing cupboard housing pre-insulated hot water cylinder with slatted shelving. Warm air vent. Double glazed window.

Bedroom 1 11'10" x 11'2" (3.61m x 3.40m) Built-in double wardrobe with cupboard over. Range of fitted furniture comprising 2 double wardrobes, central chest of drawers with high level cupboards over. Double glazed window. Warm air vent.

Bedroom 2 11'5" x 9'11" (3.48m x 3.02m) Built-in double wardrobe with cupboard over. Range of fitted shelving. Double glazed window. Warm air vent.

Bedroom 3 8'3" x 7'6" (2.51m x 2.29m) Fitted book/display shelving. Further wooden shelving. Double glazed window.

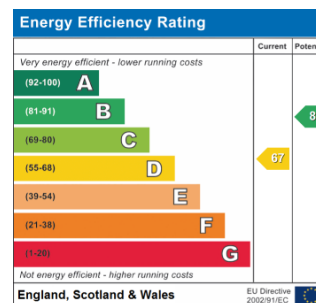
Bathroom White suite comprising bath with independent Triton electric shower fitment, glazed screen, pedestal basin. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Vinyl flooring.

Separate wc Matching close coupled suite. Double glazed window. Half tiled walls. Vinyl flooring.

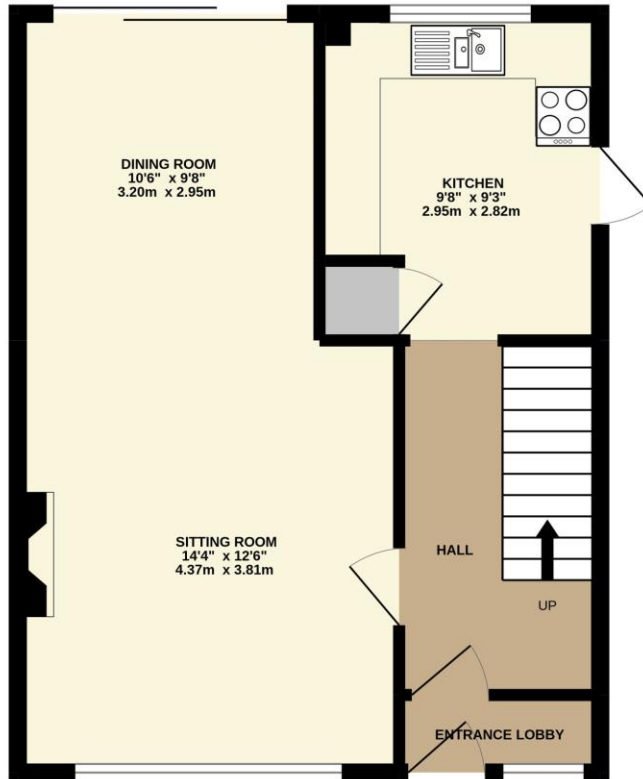
OUTSIDE

Garage with workshop 23'3" x 8'4" (7.09m x 2.54m) *overall length*. Fitted work bench with shelving beneath. Rear door.

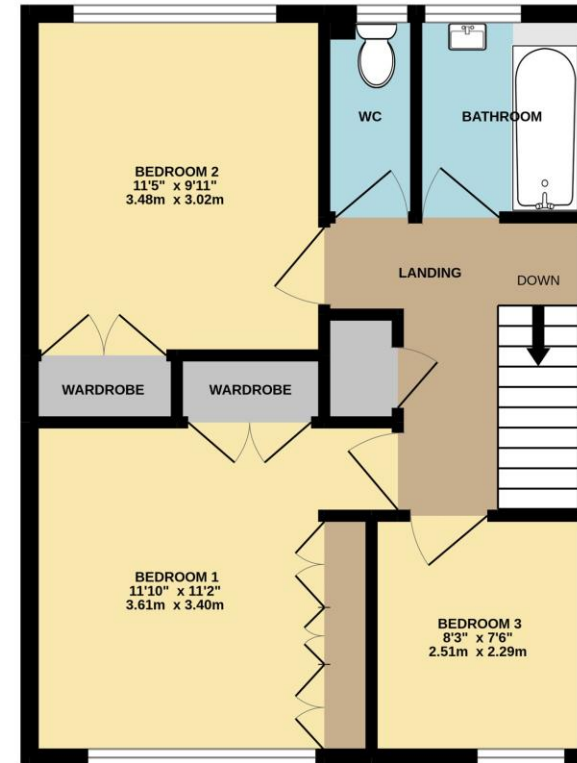
Attractive Rear Garden About 28'7" (8.71m) in length. Arranged mainly as lawn with colourful herbaceous borders planted with a wide variety of flowers and shrubs including azalea, camellia, hydrangea and jasmine. Paved patio and path. Water tap. Access to drive.



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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