



41 Barnmead
Haywards Heath, RH16 1UY



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Guide Price £400,000

This extended terraced house offers spacious accommodation over 2 floors and is an excellent opportunity for those who wish to remodel and renovate to their own design and specification. Although the house requires modernisation and redecoration it has the benefit of gas central heating and double glazing and incorporates 3 good size bedrooms, bathroom, separate wc, a good size living room with parquet flooring and access to the garden, separate dining room, kitchen and a downstairs wc. The house enjoys an open outlook over a large partly wooded central green to the front, there is an integral garage approached by a private drive and the most attractive mature south east facing rear garden is well stocked with an abundance of established plants and shrubs.

Situated in this sought after location lying immediately off Balcombe Road, just a short walking distance of the well regarded Harlands Primary School (via a footpath), Haywards Heath Sixth Form College and the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Also in the immediate vicinity is the Dolphin Leisure centre, Sainsbury's and Waitrose superstores, whilst the town



centre is within easy reach with its wide range of shops and array of restaurants in The Broadway. The A23 lies just over 5 miles west of the town 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. There is a network of footpaths in the vicinity offering local woodland walks, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Hall Double glazed front door. Radiator. Glazed door to:

Dining Room 10'6" x 10'5" (3.20m x 3.18m) 2 wall light points. Radiator. Glazed sliding panelled door flanked by glazed panels to kitchen. Glazed door to stairs to first floor. Glazed panelled doors to:

Living Room 19'2" x 12'5" (5.84m x 3.78m) Natural stone built fireplace extended along one wall with timber mantles and stone hearth, fitted live flame coal effect gas fire. TV aerial point. Parquet flooring. Large double glazed picture window and door to rear garden.

Cloakroom Close coupled wc, basin with tiled splashback. Light point. Access to under stairs storage space with fitted shelving.

Kitchen 9'7" x 7' (2.92m x 2.13m) Inset stainless steel sink adjacent worktop, cupboards, drawers, pull-out table and space with plumbing for washing machine under. Belling **electric cooker** with extractor hood and cupboard over. Range of wall cupboards. Matching worktop, cupboards, drawers and shelving beneath. Further wall cupboards. Beko tall **fridge/freezer**. Wall mounted Worcester gas condensing boiler. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

FIRST FLOOR

Landing Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Good size built-in storage cupboard. Hatch to loft space.

Bedroom 1 12'10" x 9'11" (3.91m x 3.02m) Enjoying an outlook over the rear garden. Built-in double wardrobe with cupboard over. Double glazed window. Radiator.

Bedroom 2 10'5" x 10' (3.18m x 3.05m) With outlook to the front over an extensive lightly wooded central green. Built-in double wardrobe with cupboard over. Fitted display shelving. Double glazed window. Radiator.

Bedroom 3 9'9" x 8'11" (2.97m x 2.72m) Double glazed window. Radiator.

Bathroom Bath with mixer tap, independent shower over, glazed screen, pedestal basin. Electric wall heater. Double glazed window. Radiator. Half tiled walls.

Separate wc Low level suite. Double glazed window. Vinyl flooring.

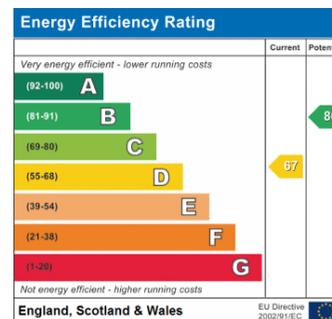
OUTSIDE

Integral Garage 17'8" x 8'4" (5.38m x 2.54m) Up and over door.

Private Drive Block paved.

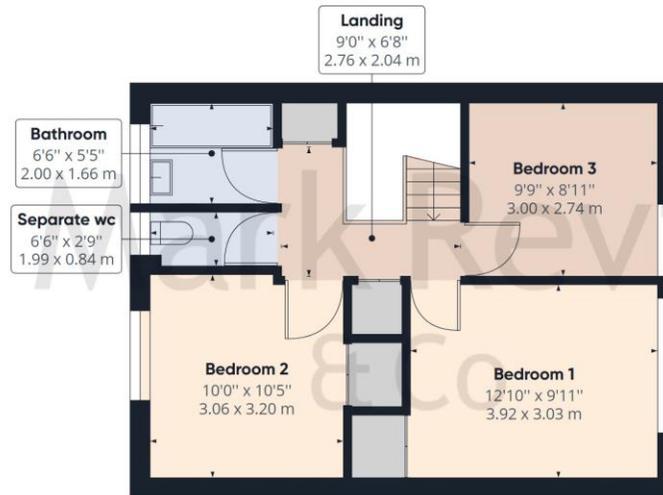
Front Garden Lawn with shrub borders, clipped mixed hedgerow to the party boundaries. Outside tap.

Lovely South East Facing Rear Garden About 38 feet (11.58m) in length, arranged with paved terrace and level lawn with mature borders containing an abundance of plants, shrubs and bushes including heather, camellia, jasmine, buddleia, etc. Pergola clad with mature clematis. Outside tap and water butt.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1083.17 ft²
100.63 m²

(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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