



**25 Barry Drive**  
Haywards Heath, RH16 4UD

■ ■ ■ Mark Revill & Co



## 25 Barry Drive Haywards Heath, RH16 4UD

### Price Guide £650,000

This exceptional recently built and extended detached house is immaculately presented throughout offering a bright and well designed contemporary interior. The property incorporates 4 good size bedrooms, en suite shower room, bathroom, downstairs cloakroom, a fine double aspect sitting room and features a superb open plan L shaped living/dining room with kitchen comprehensively fitted with a range of high gloss fronted units complete with appliances and with bi-fold doors opening to the sun terrace and rear garden. The property has the benefit of gas central heating and double glazing, there is an attached garage (restricted length) with private drive and adjacent block paved parking area and the most attractive fully enclosed rear garden enjoys a favoured southerly and easterly aspect arranged with a raised paved sun terrace and lawn with borders planted with a variety of small trees.

Situated in this much favoured edge of town location close to Princess Royal Hospital and within a short walking distance of a Sainsbury's Local. Haywards Heath town centre is about 1.2 miles distant offering a wide range of shops, an array of restaurants in The Broadway, several parks, a Waitrose and Sainsbury's superstore, modern leisure complex and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the A23 lies just over 6 miles to the west via the recently opened bypass offering a direct route to the motorway





network. Gatwick Airport is 15.2 miles to the north and the cosmopolitan city of Brighton and the coast is 13.7 miles to the south, 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 Porch** Outside light. Panelled composite front door to:

**Spacious Hall** Telephone point. Radiator. Luxury wood effect vinyl flooring. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc and basin with single lever mixer tap, cupboard beneath. Extractor fan. Radiator. Luxury wood effect vinyl flooring.

**Sitting Room** 21'1" x 12' (6.43m x 3.66m) A fine double aspect room with double glazed bay window to front. Media plate. 2 double glazed windows. 2 radiators. Luxury wood effect vinyl flooring.

**Superb Open Plan Living/Dining Room with Kitchen** Luxury wood effect vinyl flooring.

**Living/Dining Area** 19'6" x 8'10" (5.94m x 2.69m) Range of fitted base level storage cupboards flanked by wine racks. Built-in storage cupboard. Double glazed roof lantern with concealed uplighters. Double glazed bi-fold doors to sun terrace.

**Kitchen** 19'7" x 10'2" (5.97m x 3.10m) Comprehensively fitted with a quality range of high gloss fronted units with marble effect laminate work surfaces and upstands comprising inset bowl and a half sink, extensive range of work surfaces, cupboards, drawers, integrated **dishwasher** and **washing machine** beneath. Built-in Bosch brushed steel **electric double oven**, brushed steel **4 ring gas hob**, splashback and extractor hood over flanked by wall cupboards. Wall cupboard housing Potterton gas boiler. Integrated tall **fridge** and **freezer**. Worktop lighting. Peninsula unit with matching top/breakfast bar, cupboards, bin storage and appliance space under. 2 double glazed windows. Double glazed bi-fold doors to sun terrace and garden.

## FIRST FLOOR

**Galleried Landing** Good size cupboard housing Mega-flo unvented hot water cylinder. Hatch with pull down ladder to loft space. Radiator.

**Bedroom 1** 10'7" x 10'6" (3.23m x 3.20m) Built-in double wardrobe with floor to ceiling sliding doors. Media plate. Double glazed window. Radiator.

**En Suite Shower Room** Large fully tiled shower with glazed screen and sliding door, basin with single lever mixer tap, close coupled wc. Shaver point. Extractor fan. Half tiled walls. Luxury wood effect vinyl flooring.

**Bedroom 2** 13'7" x 9'1" (4.14m x 2.77m) Double aspect with wide double glazed bay window to front. Further double glazed window. Radiator.

**Bedroom 3** 10'3" x 7'6" (3.12m x 2.29m) Telephone and internet points. Double glazed window. Radiator.

**Bedroom 4** 9' x 5'4" (2.74m x 1.63m) Presently used as an office/dressing room. One wall fitted with range of fitted wardrobes with floor to ceiling doors (central door mirrored). Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, glazed screen, wc with concealed cistern, inset basin with a single lever mixer tap. Useful shelf. Wall cabinet with mirror doors. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls, fully tiled around bath. Luxury wood effect vinyl flooring.

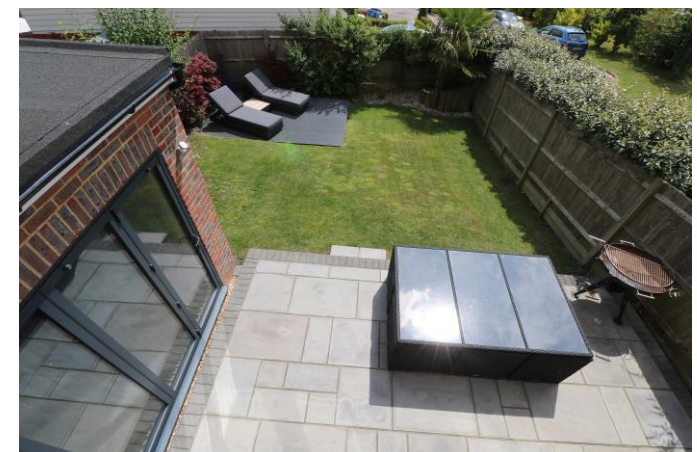
## OUTSIDE

**Garage** 10'11" x 10'7" (3.33m x 3.23m) Up and over door. Light and power points. Eaves storage.

**Private Drive** Adjacent **block paved hardstanding** space for additional vehicle. Stone filled border with box hedging.

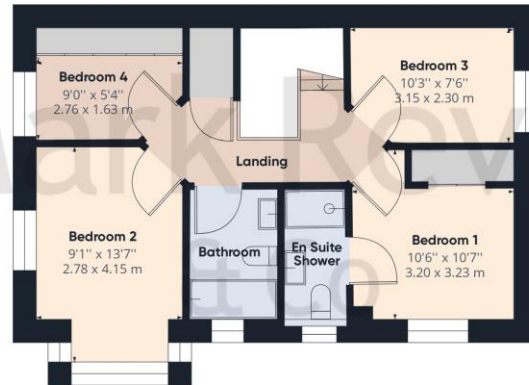
**Lovely Rear Garden** Enjoying a southerly and easterly aspect. Arranged with a raised paved sun terrace with block paved edging opening to a well tended lawn with timber decking at the far end, bark filled border with several fruit trees and acers, stone filled bed with honeysuckle. Outside lighting, power and water tap. The garden is fully enclosed by close boarded fencing with side gate.

**Estate Maintenance** £308 per annum.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1385.40 ft<sup>2</sup>  
128.71 m<sup>2</sup>

(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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