



**Barnmead
Haywards Heath, RH16 1UY**

**Guide Price Of
£450,000-£475,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Barnmead, Haywards Heath, RH16 1UY



LOCATION

The house is ideally located on the northern edge of town, making it easily accessible to both local amenities and also the picturesque Borde Hill Gardens, with over 300 acres of landscaped gardens.

Harlands Primary School is only a few minutes' walk from the house, with Warden Park Academy, just under 2 miles away, making both easily accessible. In addition, The Dolphin leisure centre, offering a gym, swimming pool and extensive leisure facilities is less than a mile away, with Cuckfield Golf Centre, Cricket & Rugby clubs all under 2 miles away too.

Both Sainsbury's and Waitrose are easily accessible by foot, and set beside Haywards Heath station. The Broadway offers a great range of bars and restaurants, with The Orchards shopping centre and adjacent shops offering a good range of shopping facilities.

PROPERTY

Tenure: Freehold

An attractive semi-detached, three bedroom, modern home situated in a popular town location.

The ground floor has been transformed into a spacious open-plan family space, with a modern fitted kitchen/dining area that boasts underfloor heating and access to the private rear garden. The main lounge and entrance hallway showcases the original parquet flooring and there is also a cloakroom that has been fitted under the stairwell. On the first floor there are three good size bedrooms and a family bathroom with separate w/c.

There is potential to extend the property into or above the attached single garage, subject to planning.

OUTSIDE

Boasting a large, secure gated driveway leading to an attached garage with up and over doors. Front and rear garden space compliment this superb family home





Buses

5 minute walk



Shops

Sainsbury's
7 minute walk



Trains

Haywards Heath
9 minute walk



Airport

Gatwick
12.3 miles



Roads

M23
9.5 miles



Sport & Leisure

The Dolphin
0.5 miles



Rental Income

£tbc



Schools

Harlands Primary
Warden Park Academy
Oathall Community
College



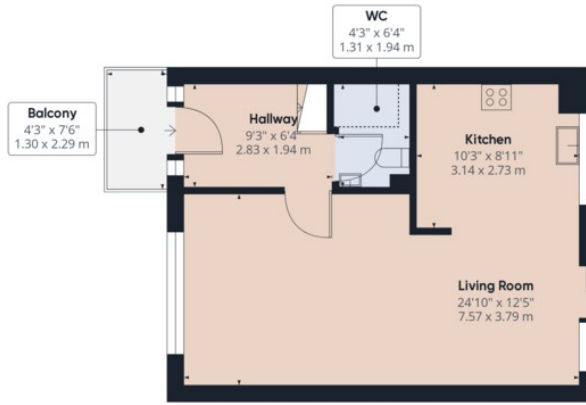
Broadband

Up to 67 Mbps

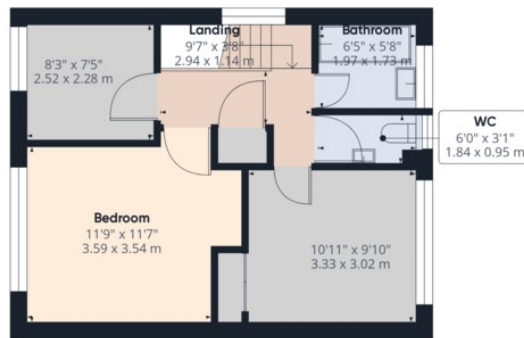


Council Tax

Band D



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 890.71 ft²
 82.75 m²

Balconies and terraces
 32.18 ft²
 2.99 m²

Reduced headroom
 10.87 ft²
 1.01 m²

(1) Excluding balconies and terraces

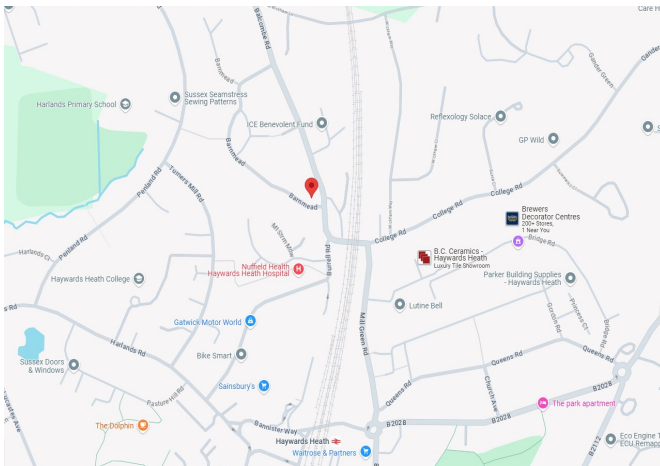
Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Map Location



Total Approximate Floor Area Tbc / tbc

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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