



95 Barnmead, Haywards Heath, West Sussex RH16 1XB

PRICE .. £550,000 .. FREEHOLD



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A 5 bedroom semi-detached house requiring general modernisation with driveway parking, a longer than average single garage and a 64' x 29' fully enclosed rear garden situated in this desirable cul-de-sac close to Harlands Primary School and the railway station. For sale with no onward chain.

- 5 bedroom family home in prime location
- 0.6 mile walk to the railway station
- 0.2 mile walk to Harlands Primary School
- Owned by the same family since new in 1968
- Very clean & tidy yet requires modernisation
- Open plan lounge/dining room
- Conservatory and separate kitchen
- 4 doubles and 1 single bedroom/study
- Big garage (Potential for conversion STPP)
- Lovely 64' x 29' fully enclosed rear garden
- Easy walk to both local secondary schools & 6th form college
- For sale by the executors – probate granted
- EPC rating: D - Council Tax Band: E





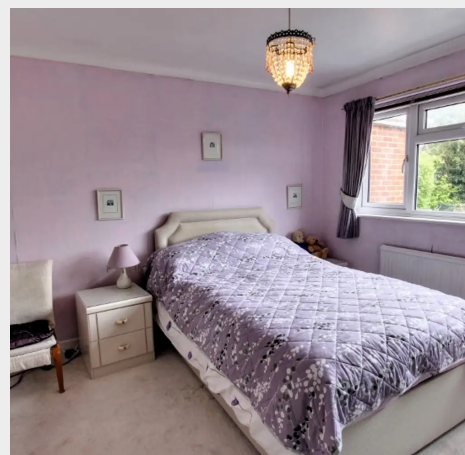
The property is located at the northern end of Barnmead which in turn is located off the Balcombe Road on the northern side of town within a 10 minute walk of the railway station. An alleyway leads from Barnmead through to Penland Road and Harlands Primary School. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The property is conveniently close to the leisure centre, 6th form college, Sainsbury's superstore, Waitrose and several food outlets by the station. The town's trendy Broadway with its numerous restaurants, cafés and bars and the main shopping areas are about 1 mile distant.

By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, A272 and A/M23 the latter lies about 5 miles to the west at Warninglid or 7.5 miles to the north at Maidenbower (junction 10A).

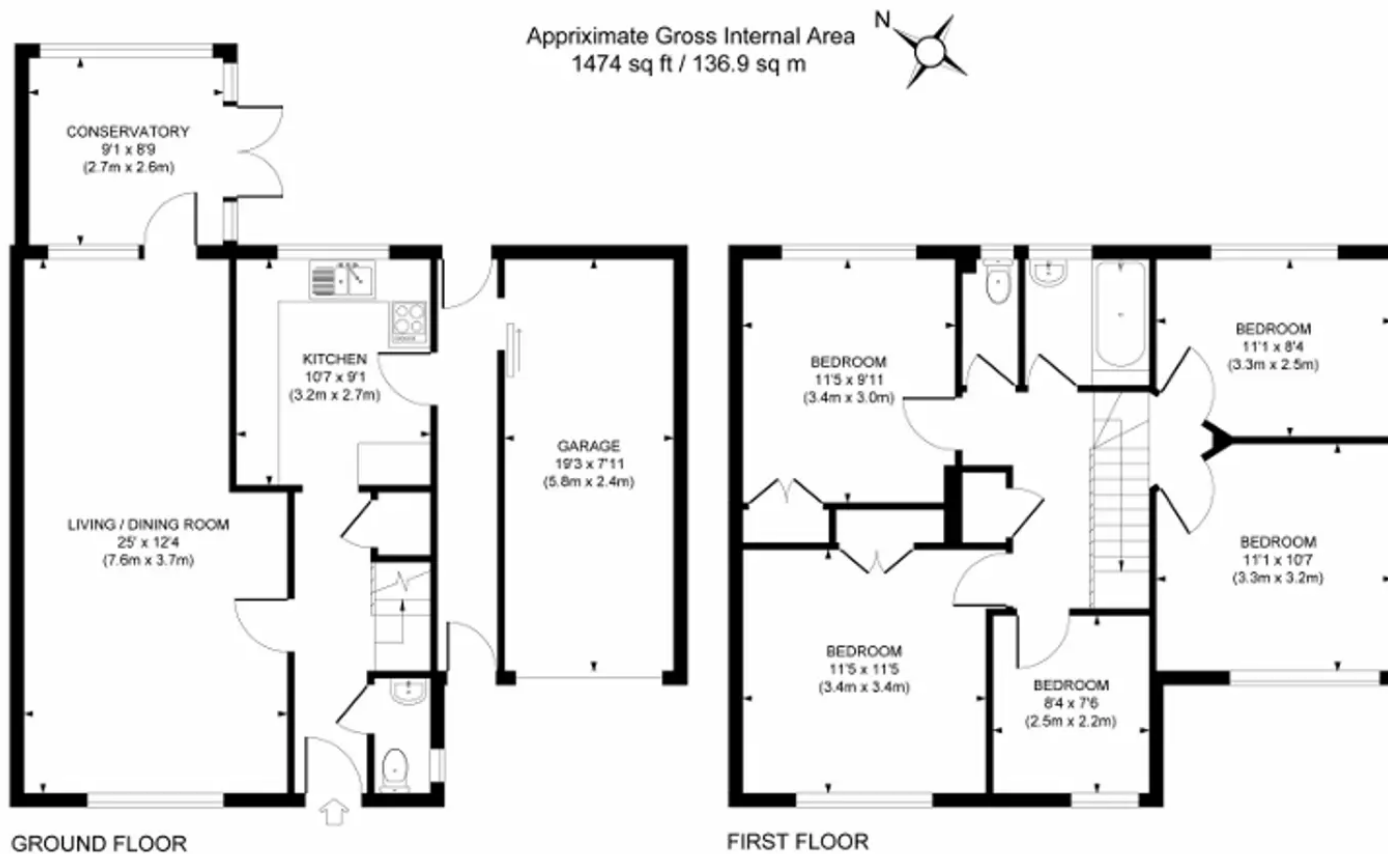
**Distances in approximate miles (on foot/car)**

**Schools:** Harlands Primary 0.2, 6th Form College 0.4,,Warden Park Secondary Academy in Cuckfield 1.5

**Station:** Haywards Heath Mainline Station (0.6 miles) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).







This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Haywards Heath

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