



25 Barry Drive
Haywards Heath, RH16 4UD

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Offers In Excess of £620,000

This exceptional extended 4 bedroom detached family home with garage is offered for sale in immaculate order 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.

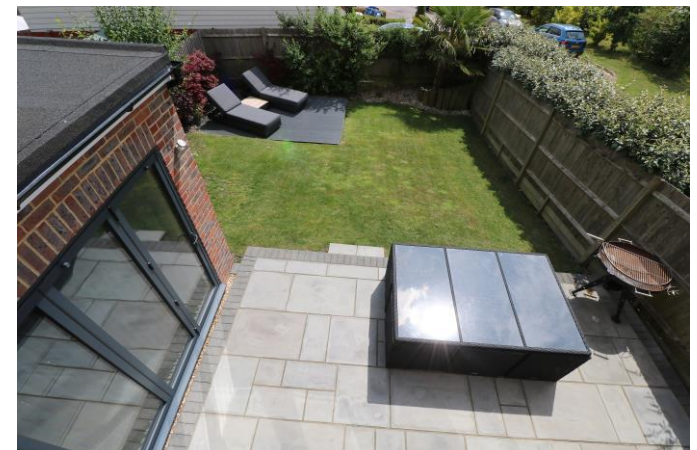
OUTSIDE

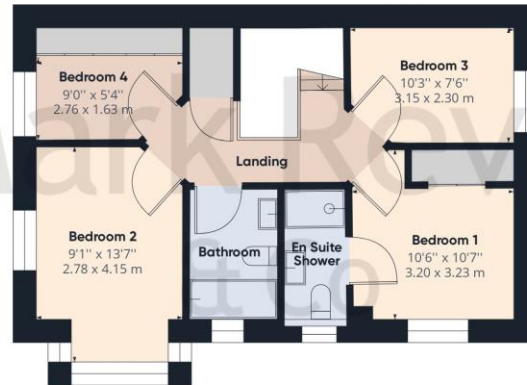
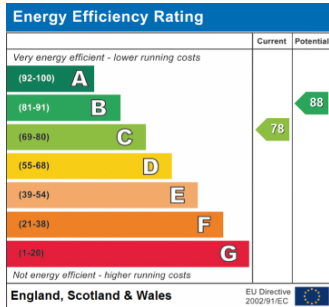
Garage 10'11" x 10'7" (3.33m x 3.23m) Up and over door. Light and power points. Eaves storage.

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.





Approximate total area⁽¹⁾

1385.40 ft²
128.71 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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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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