



8 Gatesmead  
Haywards Heath, RH16 1SN

■ ■ ■ Mark Revill & Co



## 8 Gatesmead

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**Guide Price £800,000 Freehold**

A much-improved 4/5 bedroom detached family home offering spacious accommodation, a private non-overlooked rear garden, and excellent local amenities. The ground floor features a welcoming reception hall, a bright living room with front aspect, a separate dining room and a triple aspect conservatory opening onto the patio and rear garden and a downstairs cloakroom. The modern kitchen/breakfast room is well equipped with quality appliances, ample space for large dining table and chairs, adjoining utility room. A versatile home office/occasional fifth bedroom is conveniently positioned off the kitchen (former original garage). Upstairs, there are 4 generous bedrooms, including a principal bedroom with built-in wardrobes and a luxury en-suite shower room, complemented by a contemporary family bathroom. The rear garden is a particular feature, enjoying a high degree of privacy with patio, lawn areas, and mature borders. The front driveway provides parking for several vehicles, leading to an attached garage (22'3 x 7'10) with an automatic roller door. The property also benefits from gas-fired central heating, double glazing and offers scope to enlarge (subject to planning permission). Vendor suited - early inspection highly recommended.

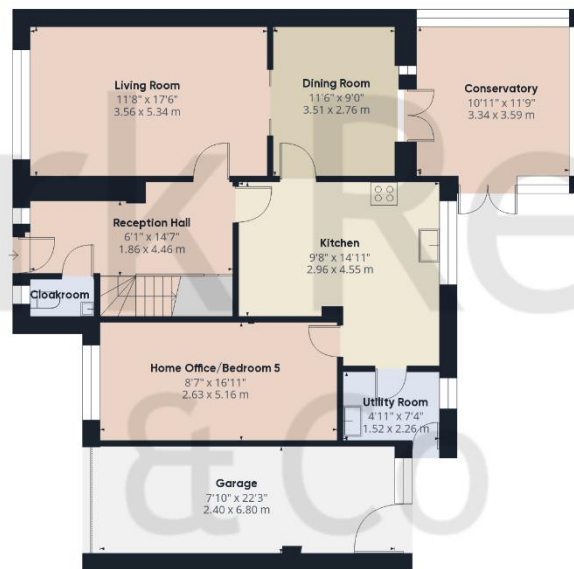
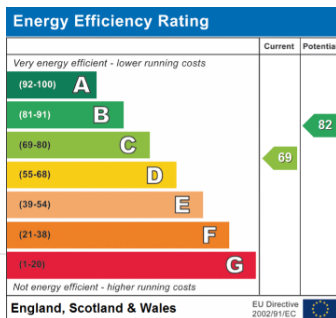
Gatesmead is situated within a highly sought-after cul-de-sac, this home balances suburban tranquillity with easy access to local amenities, schools, and transport links. Nearby schools include Harlands Primary (0.5 miles), Warden Park Academy (1.2 miles), and Oathall Community College (1.3 miles), with independent options such as Ardingly College and Hurstpierpoint College close by. Haywards Heath train station (1.2 miles) offers direct services to London, Brighton, and Gatwick. The Orchards Shopping Centre, Sainsbury's, Waitrose and Marks & Spencer provide excellent retail options, while Victoria Park and The Dolphin Leisure Centre cater to recreation.



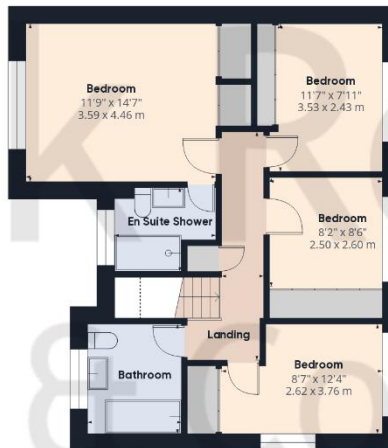








Ground Floor



Floor 1



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

1772.29 ft<sup>2</sup>

164.65 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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