



**55 Barnmead**  
Haywards Heath, RH16 1UY

 Mark Revill & Co

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Guide Price £440,000 Freehold

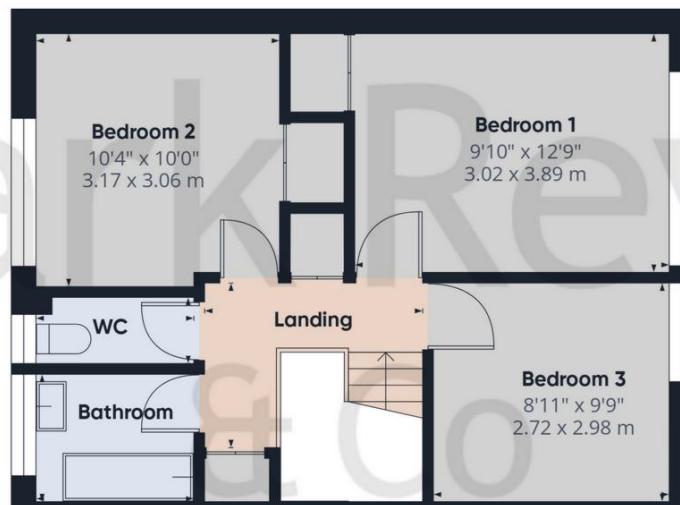
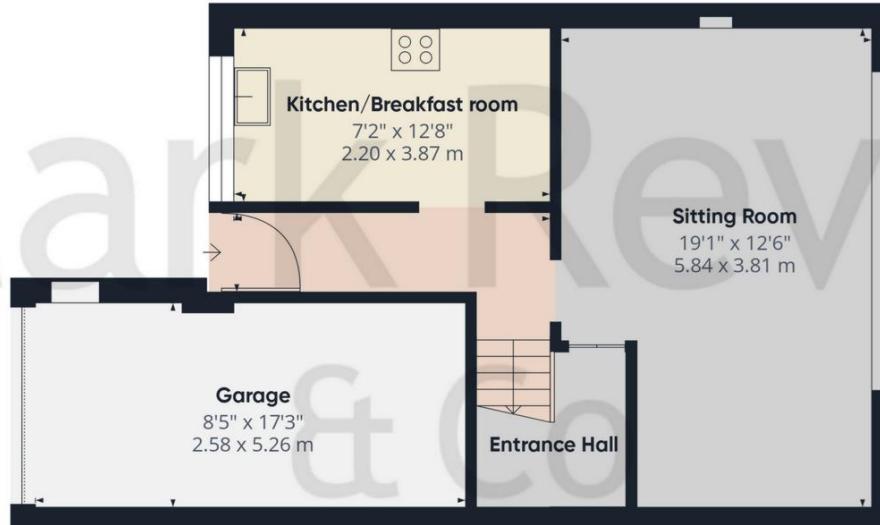
This superb 3 bedroom family house offers stylish recently refurbished living and is located just a short walk to the mainline station. The exceptionally well presented interior incorporates 3 bedrooms (two of which have built in wardrobes), a refitted bathroom with white suite and separate wc, a fine sitting room with sliding patio doors to rear garden, an impressive comprehensively recently fitted kitchen/breakfast room with contemporary units, adjoining work surfaces and newly fitted appliances including, oven, hob and extractor. There is further space for additional appliances. The property benefits from gas central heating and double glazing throughout, a full rewire, new lights and consumer unit (ready for an EV charging point), redecorated throughout, newly fitted carpets/wooden floors and the boiler has a full service history.

To the front there is an area of lawn with a plant border and the private driveway leads to an integral garage with remote controlled electric roller door and offering scope for conversion (STPP). The fully enclosed and easily managed rear garden is arranged with a patio area, raised area of lawn with plant borders. Early inspection highly recommended. No upward chain - vacant possession available.

Situated in this much favoured established location just a short walk to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Also in the immediate vicinity is the well regarded Harlands Primary School (via a footpath), Haywards Heath Sixth Form College, the Dolphin Leisure complex, and Waitrose and Sainsbury's superstores. The town centre is within easy reach offering a wide range of shops and an array of restaurants in The Broadway and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 13 miles to the north, the cosmopolitan city of Brighton and the coast is 15 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.



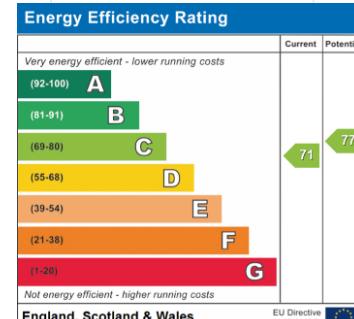




Approximate total area<sup>(1)</sup>

987 ft<sup>2</sup>

91.8 m<sup>2</sup>



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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