



BRITISH PROPERTY AWARDS

2022

GOLD WINNER

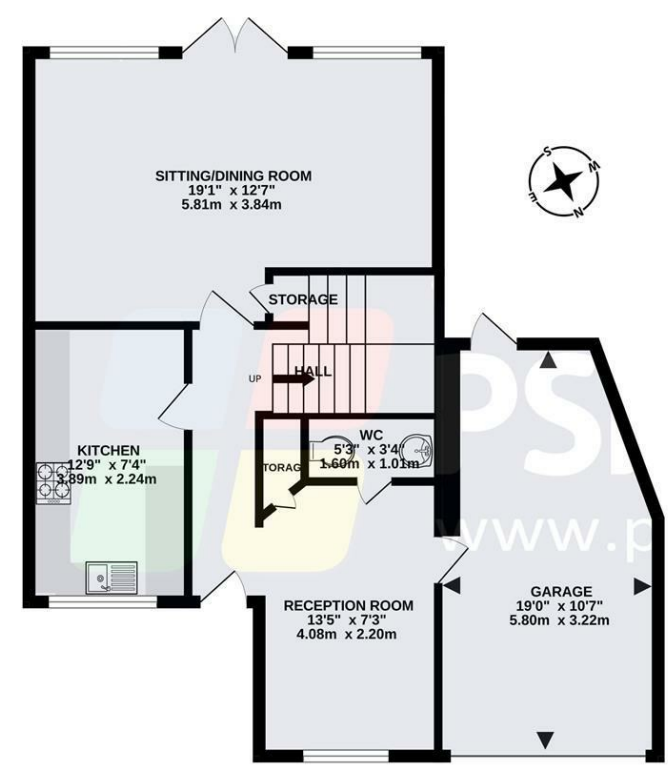
PSP HOMES SOUTH ENGLAND (OVERALL)



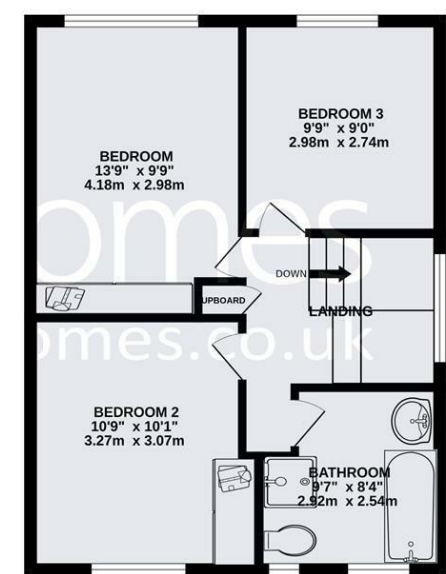
20 Barnmead, Haywards Heath, West Sussex, RH16 1UZ

Guide Price £500,000 Freehold

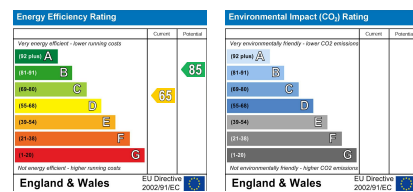
GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.7 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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VIEWING BY APPOINTMENT WITH PSP HOMES  
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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## 20 Barnmead, Haywards Heath, West Sussex, RH16 1UZ

Guide Price £500,000 - £525,000

What we like...

- \* Great location within easy walk of Haywards Heath Station and great schools.
- \* Spacious and flexible ground floor accommodation on ground floor.
- \* Garage and parking for several cars.
- \* Three good size bedrooms.
- \* No chain means a swift move is possible

**Guide Price £500,000 - £525,000**

### The Home...

This spacious and extended semi-detached home enjoys an incredibly convenient and sought-after location on the favoured west side of Haywards Heath – within easy reach of the town's mainline station, highly regarded Harlands Primary School and both Waitrose and Sainsburys.

The home is offered for sale with no onward chain, meaning a swift move is possible and although some cosmetic refreshment would be beneficial, the accommodation is generous and the location is excellent.

The ground floor is spacious and flexible with two separate reception rooms. The main living space is the spacious 19ft x 13ft sitting/dining room which extends across the entire rear of the house with attractive parquet flooring and French doors that open on to the garden, great during the summer months.

The former integral garage has been converted to create a second family room/home office that would be great for teenagers or as a work from home space. There is also a ground floor cloakroom and door that leads into the garage.

The kitchen is modern and stylish grey gloss units and plenty of storage and prep space.

A turned staircase rises to the first floor where you have three good size bedrooms. The main bedroom overlooks the rear and is a generous double with fitted wardrobes. The second bedroom is has fitted wardrobes and overlooks the front. The third bedroom is much larger than average and would comfortably take a small double bed.

Each bedroom is served the large family bathroom with bath and separate shower.



The home has gas fired central heating and is fully double glazed. As the home was previously let so the electrics are also fully compliant (EICR undertaken).

### Step Outside...

The rear garden (29ft x 23ft max) enjoys a sunny south-westerly aspect meaning there is afternoon/evening sunshine. The paved terrace provides a lovely spot to sit outside and there is plenty of established plants and shrubs.

To the front is driveway parking for several cars.

### Out & About...

Barnmead is a sought after residential close on the favoured west side of town, within short walking distance of the mainline station, Harlands Primary School and Sainsburys/Waitrose Superstores. Haywards Heath mainline station provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Brighton (20 mins) and Gatwick International Airport (20 mins). By car, surrounding areas can be accessed via the A23(M) to the west and the A272 to the east. Harlands Primary school is one of the most highly regarded in the town and easily accessed via a twitten which leads to Harlands Road. For secondary education Warden Park in Cuckfield is the catchment school.

### The Finer Details...

Tenure: Freehold

Title Number: SX103900

Local Authority: Mid Sussex District Council

Council Tax Band: D

Broadband Speed: Ultrafast 1000 Mbps

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers check personally before proceeding.

