



38 Barnmead
Haywards Heath, RH16 1UZ

■ ■ ■ Mark Reville & Co

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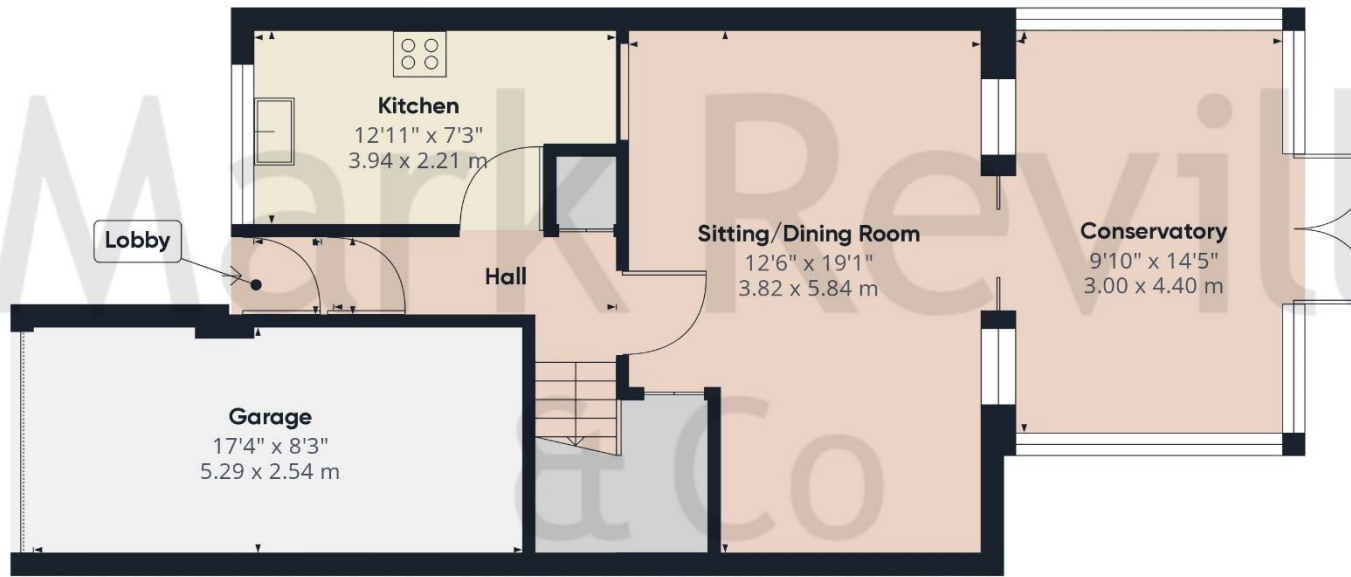
Guide Price £460,000 Freehold

A well presented and much improved three bedroom family home enjoying a delightful south west facing rear garden and is ideally located just a short walk from Haywards Heath mainline station. The bright and particularly spacious accommodation has been enhanced by a newly installed gas fired heating system with radiators (2025), alongside double glazing, and comprises three double bedrooms, a family bathroom fitted with a white suite, a well-appointed kitchen, and a generous sitting/dining room with double doors opening into a large double glazed conservatory. Further benefits include an entrance hall with coat hanging and space for shoes, an integral garage with up and over door, light and power points (offering excellent potential for full or partial conversion to create a utility room, cloakroom and/or home office, as others in the road have done), approached via a newly laid double driveway (2026) with outside tap. Most attractive south west facing rear garden, measuring approximately 53 feet (16.15m) in length. Arranged with a good size paved sun terrace, level lawn, stepping stone paths, well stocked herbaceous borders planted with a variety of colourful flowers, shrubs, etc. and a stone filled seating area at the far end overlooking the stream. Garden store. Early inspection highly recommended.

Situated in this much favoured established location just a short walk to the mainline station providing fast and frequent services 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, Waitrose and Sainsbury's superstores. The town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, whilst 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 approximately 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.



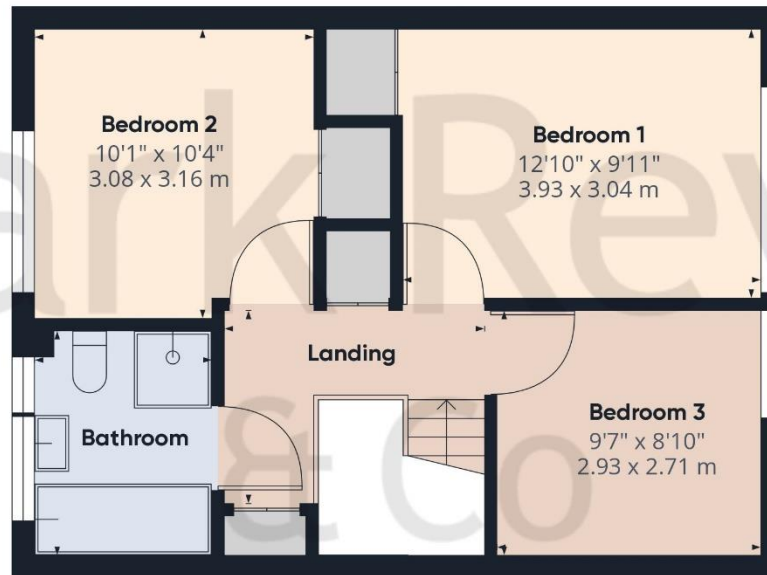




Ground Floor

Approximate total area⁽¹⁾

1145.28 ft²
106.4 m²



Floor 1

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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.

Calculations are based on RICS IPMS 3C standard.

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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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