



36 Barnmead
Haywards Heath, RH16 1UZ

 **Mark Reville & Co**

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Guide Price £450,000 Freehold

A well presented and much improved three bedroom terraced family home offering bright and particularly spacious accommodation comprising; 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 triple aspect double glazed conservatory leading onto enclosed none overlooked rear garden. Further benefits include, gas fired central heating, double glazed windows and doors, no upward chain, neutral deco throughout, convenient location for nearby schools and station, an integral garage with up and over door, (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 private driveway. 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. 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 and 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.



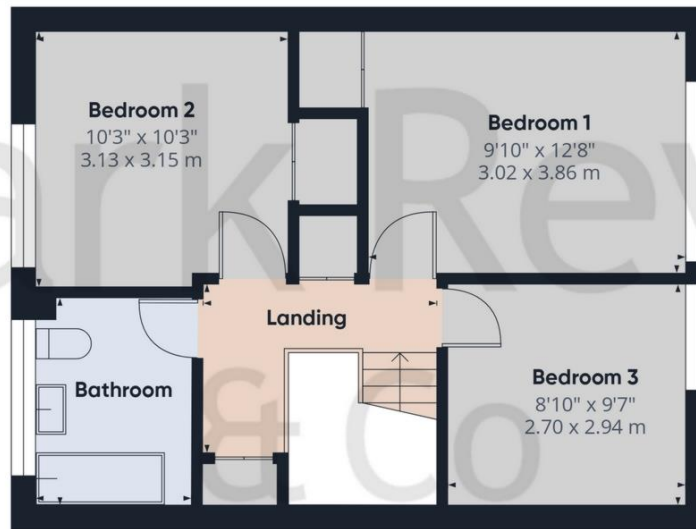




Ground Floor



Approximate total area⁽¹⁾
1104 ft²
102.6 m²



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

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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