



19 Barnmead, Haywards Heath, West Sussex RH16 1UY

Guide Price £425,000 – £450,000

FREEHOLD





A 3 double bedroom semi-detached house in this desirable road within a 5 minute walk of Harlands Primary School and a 10 minute walk of the railway station owned by the same family since it was built in 1966.

- A very well cared for home presented in clean and very tidy order throughout
- For sale for the first time since it was built in 1966 by Galliford Homes
- Improvements include a modern kitchen, bathroom, double glazed windows, gas heating to radiators and the creation of an en-suite
- Double aspect lounge/dining room with gas fireplace and doors out to the rear garden
- Front garden (potential for private parking) Shared driveway leading to a single garage
- Pretty 45' x 17' (min) fully enclosed rear garden
- Prime location near good schools and the railway station
- Short walk to Sainsbury's, Waitrose, leisure centre and 6th form College
- Warden Park Secondary Academy School catchment area
- For sale with no onward chain
- EPC: E - Council Tax Band: D



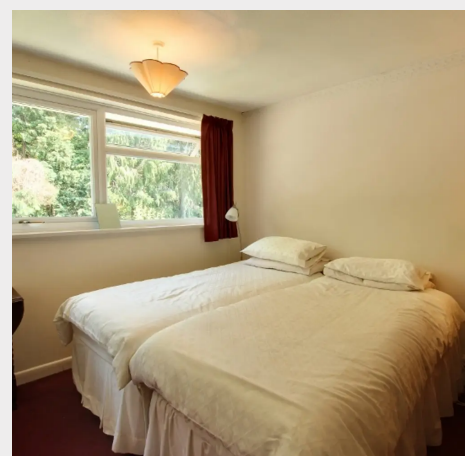
The property is surrounded by houses of similar size and style. Barnmead runs off the Balcombe Road on the north/western side of Haywards Heath close to open countryside and within easy walking distance of the mainline railway station, Waitrose store, Harlands Primary School, the Dolphin Leisure Centre and Sainsbury's superstore. The town centre is 0.9 miles distant and provides an extensive range of shops, stores, restaurants, cafes and bars. By road, access to the major surrounding areas can be gained via the Balcombe Road and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

Distances on foot/car in approximate miles

Schools: Harlands Primary (0.3 miles), Blackthorns Primary (1.3 miles), Warden Park (Secondary) Academy in Cuckfield (1.7 miles), Oathall Community College (1.2 miles)

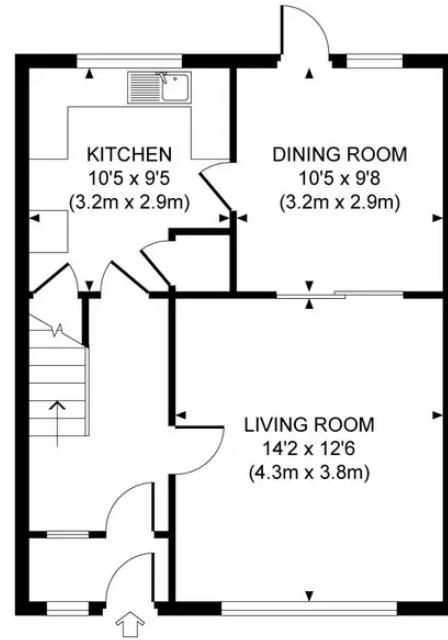
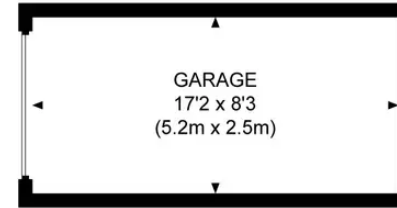
Station:

Haywards Heath mainline station (0.4 miles) provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)

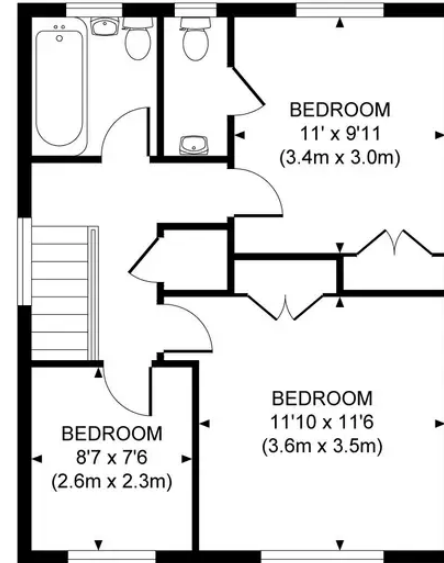




Approximate Gross Internal Area
958 sq ft / 89.2 sq m
Approximate Gross Internal Area Outbuildings
140 sq ft / 13.0 sq m
Total Gross Internal Area 1098 sq ft / 102.2 sq m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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