



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



**Mark Revill & Co**



## 11 Barnmead Haywards Heath, RH16 1UY

£475,000

This superb semi detached house offers stylish open plan living and is located just a short walk to the mainline station. The exceptionally well presented interior incorporates 3 bedrooms, a luxury refitted shower room, downstairs cloakroom, a fine sitting room and a stunning open plan kitchen with dining room comprehensively fitted with contemporary units with stone work surfaces complete with integrated appliances and bifold double glazed doors opening to the garden. There is a garage plus a wide block paved area to the front offering space for 2 vehicles and the attractive fully enclosed and easily managed rear garden is arranged with a wide paved sun terrace and artificial lawn with stone bench seating at the far end.

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, 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





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

**Entrance Lobby** Attractive composite front door. Built-in double coats/store cupboard with drawers beneath. Double glazed window. Opening to:

**Hall** Fitted open shelving. Radiator with shelf over. Stairs with decorative balustrade to first floor.

**Cloakroom** Close coupled wc and corner basin with mixer tap and tiled splashback. Double glazed window. Ceiling downlighters. Patterned tiled floor.

**Inner Lobby** Good size understairs cupboard housing Glow-worm gas boiler, plumbing for washing machine and gas meter and fitted shelf. Further tall built-in storage cupboard with shelving.

**Superb Open Plan Sitting Room with Kitchen/Diner** 33'10" x 17' (10.31m x 5.18m) Large double glazed picture window to front. TV aerial point. 3 wall light points. Luxury wood effect vinyl tiled flooring.

**Kitchen with Diner** Comprehensively fitted with a stylish range of contemporary units with quartz graphite work surfaces and upstands comprising inset composite sink with mixer tap, adjacent work surface, cupboards, bin storage and integrated Bosch **dishwasher** beneath. Wall cupboard. Illuminated glazed cabinet. Integrated AEG **fridge/freezer**. Built-in Neff brushed steel **electric double oven**, cupboard under and over. Larder unit with pull out shelving. Island unit with matching worktop/breakfast bar, fitted Neff **4 ring induction hob** with extractor hood over, cupboards, drawers, wine rack, shelving and integrated **wine fridge** beneath. Worktop lighting. 2 double glazed skylights. 2 radiators. Luxury wood effect vinyl tiled flooring. Double glazed bi-fold doors to rear garden.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Built-in slatted shelved airing cupboard housing Mega-flow unvented indirect hot water cylinder. Double glazed window.

**Bedroom 1** 11'8" x 11'8" (3.56m x 3.56m) Range of wardrobes to one wall incorporating hanging rails and shelving. Further built-in double wardrobe. Double glazed window. Radiator.

**Bedroom 2** 10'11" x 9'11" (3.33m x 3.02m) Built-in double wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Radiator with decorative cover. Wood effect laminate flooring.

**Bedroom 3** 8'6" x 7'6" (2.59m x 2.29m) Double glazed window. Radiator. Wood effect laminate flooring.

**Luxury Shower Room** Fitted with contemporary suite comprising large walk-in shower with gel coated Stone resin shower tray, overhead rain water and hand held fittings, inset basin with single lever mixer tap, stone top, cupboards beneath, close coupled wc. Illuminated wall mirror. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Half tiled walls. Tiled effect vinyl flooring.

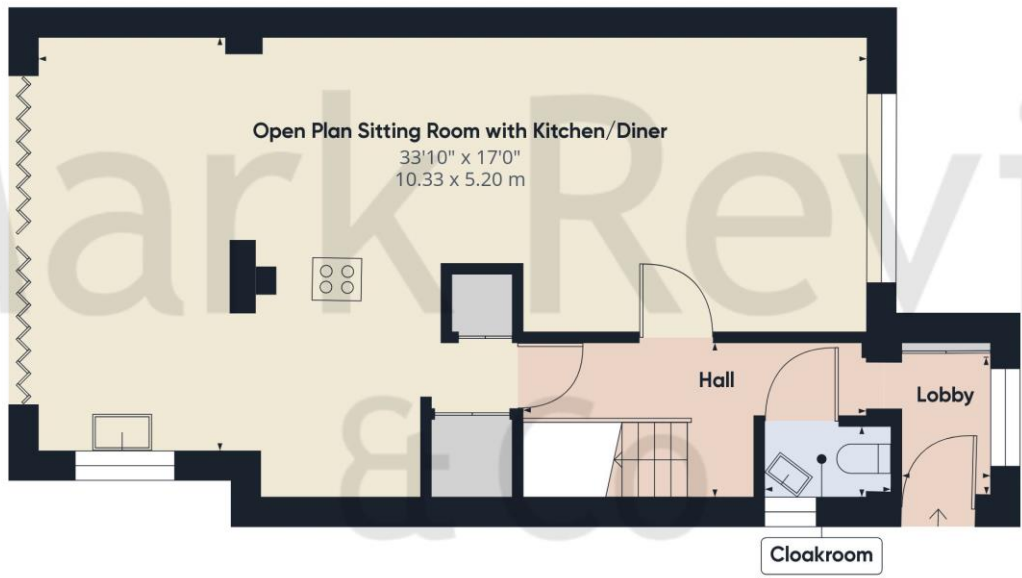
## OUTSIDE

**Garage** 17'5" x 8'5" (5.31m x 2.57m) Up and over door. Light and power points.

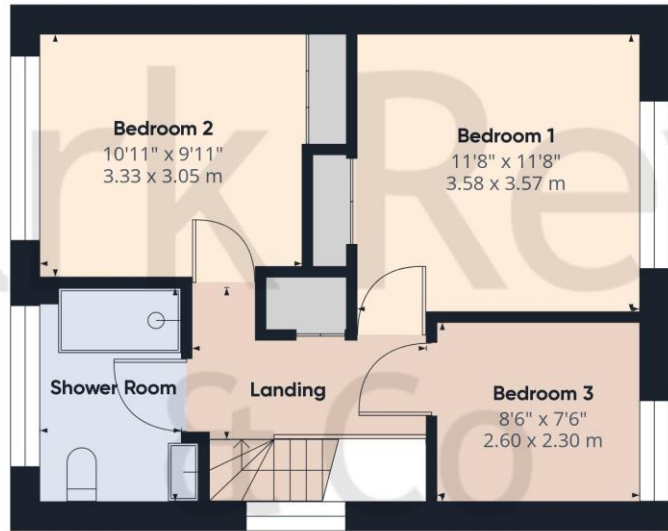
**Wide Block Paved Drive** Offering space for 2 vehicles. EV charging point.

**Attractive Rear Garden** About 23 feet (7.01m) in depth x 25 feet (7.62m) wide narrowing to 17 feet (5.18m). Arranged with a paved sun terrace and artificial lawn, stone bench seating at the far end. Outside lights. The garden is fully enclosed by close boarded timber fencing, rendered wall with a mature screening of conifers on the rear boundary providing shelter and seclusion.





Ground Floor



Floor 1

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

1096.68 ft<sup>2</sup>

101.88 m<sup>2</sup>

(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.

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