



**128 Barnmead**  
Haywards Heath. RH16 1XA

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Guide Price £500,000

This exceptionally spacious extended and enlarged semi-detached house occupies a quiet position towards the end of a cul-de-sac in this popular position conveniently placed for the station and good local amenities. The bright and well planned accommodation has the benefit of gas central heating and double glazing and incorporates 3 good size bedrooms, a large bathroom, downstairs cloakroom, a family room/office, a very spacious sitting/dining room and a 20 foot long kitchen/breakfast room complete with appliances. There is a wide block paved drive at the front offering parking for 3 vehicles and the attractive west facing rear garden extends to about 40 feet in length arranged with a paved sun terrace adjacent to the house opening to a level lawn and raised patio to the far end.

Situated in a quiet cul-de-sac 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). The well regarded Harlands Primary School (via a footpath), Haywards Heath Sixth Form College, the Dolphin Leisure complex, Waitrose and Sainsbury's superstores



are all within the immediate vicinity. The town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants 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** uPVC double glazed panelled front door. Ample coat hanging space. Glazed panelled door to: **Hall** Radiator. Wood effect laminate flooring. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc and basin with tiled splashback. Double glazed window. Radiator. Tiled floor.

**Family Room/Office** 12'7" x 8'3" (3.84m x 2.53m) Range of fitted high level wall cupboards, one housing newly installed Glow-worm gas boiler. Double glazed window. Radiator. Wood effect laminate flooring.

**Kitchen/Breakfast Room** 20'1" x 7'4" (6.13m x 2.24m) Well fitted with an attractive range of shaker style units with laminate work surfaces and coloured glass upstands, comprising inset stainless steel sink with mixer tap, adjacent work surface, cupboards and appliance space with **washing machine** and **dishwasher** beneath. Matching work surfaces, cupboards, integrated freezer, drawers under. Smeg brushed steel **range cooker** with 2 electric ovens, 5 ring gas hob with brushed steel extractor over. Range of wall cupboards. Tall pull out larder unit with wire basket shelving. Tall **fridge/freezer**. Double glazed window. Radiator. Tiled effect vinyl flooring.

**Sitting & Dining Room** 19'3" x 18'6" (5.89m x 5.66m) Good size understairs storage cupboard. TV aerial point. 2 radiators. Inset ceiling spot lights. Wood effect laminate flooring in dining area. Double glazed sliding door flanked by double glazed picture windows to rear garden.

**Utility Lobby** Recessed worktop with appliance space under. Double glazed window. Tiled floor. Double glazed door to outside.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Built-in wardrobe/storage cupboard, cupboard over. Double glazed window.

**Bedroom 1** 12'9" x 10' (3.91m x 3.06m) Built-in double wardrobe with cupboard over, all with louvre doors. Double glazed window. Radiator.

**Bedroom 2** 10'8" x 10'1" (3.27m x 3.08m) Built-in double wardrobe with cupboard over. Double glazed window. Radiator.

**Bedroom 3** 9'11" x 9' (3.02m x 2.77m) Fitted shelving. Double glazed window. Radiator.

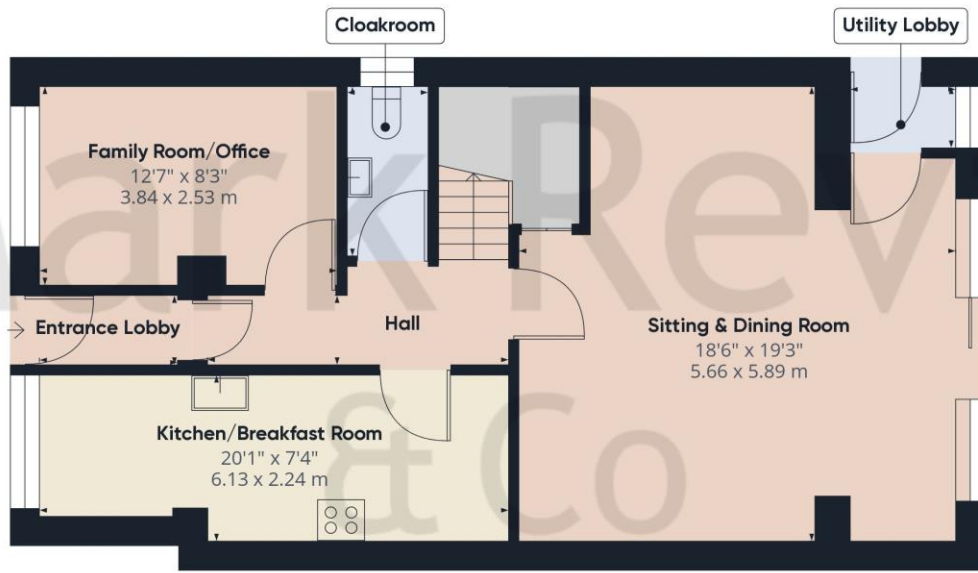
**Bathroom** White suite comprising bath with mixer tap, independent shower over, glazed screen, inset basin with single lever mixer tap, adjacent shelf, cupboards and drawers under, wc with concealed cistern. Shaver point. Wall light point. Heated chromium towel warmer/radiator. Half tiled walls, fully tiled around bath. Vinyl flooring.

## OUTSIDE

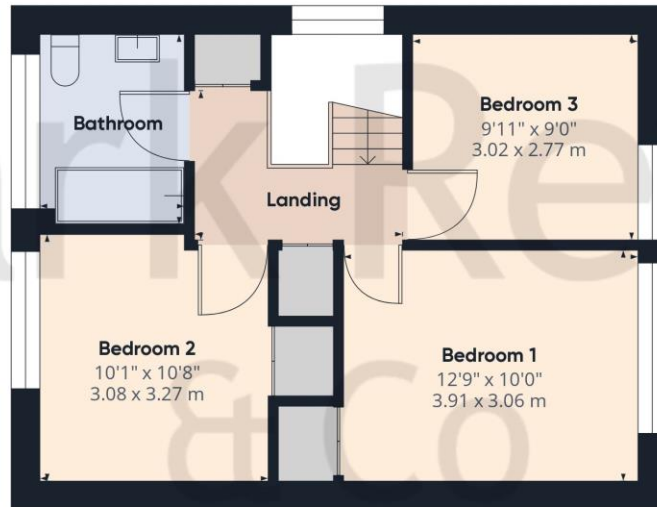
**Wide Block Paved Drive** Offering space for 3 vehicles.

**Attractive West Facing Rear Garden.** About 40 feet (12.19m) in length. Arranged with a paved sun terrace extending the width of the house opening onto a level lawn with raised paved patio at the far end with timber shed. The garden is fully enclosed by timber fencing.





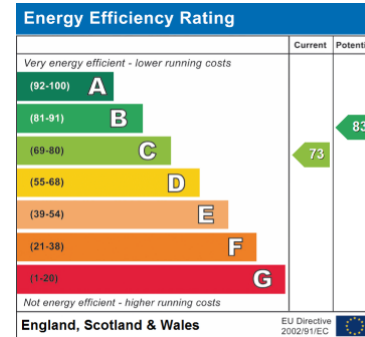
Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1175.94 ft<sup>2</sup>  
 109.25 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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