



92 Barnmead, Haywards Heath, West Sussex RH16 1UZ

Guide Price £500,000 – £525,000





An extended, recently refurbished and reconfigured 3 double bedroom end of terrace house in this highly desirable cul-de-sac, close to the railway station and Harlands Primary school with private driveway parking and a 95' x 21' west facing rear garden.

- Fabulous home in prime residential area
- 0.5 mile walk to the railway station - 400 yards walk to Harlands Primary school
- 95' x 21' west facing rear garden
- Extended and reconfigured to make better living rooms
- Huge family sized kitchen/living area with bi-folds
- Playroom/office, downstairs cloaks/shower room
- Refitted kitchen and family bathroom
- Private driveway parking – garage/store room
- Viewing highly recommended
- Council Tax Band 'D' and EPC 'C'

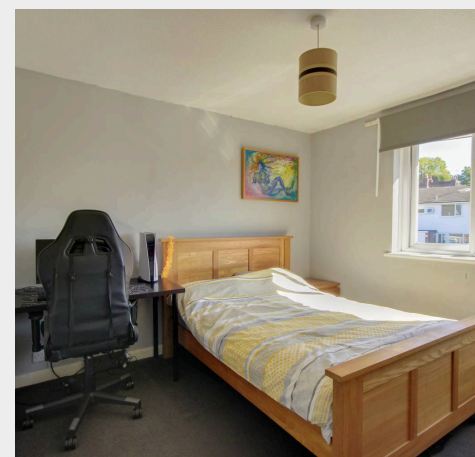
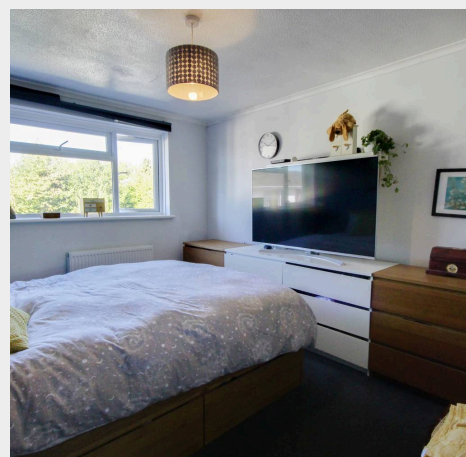
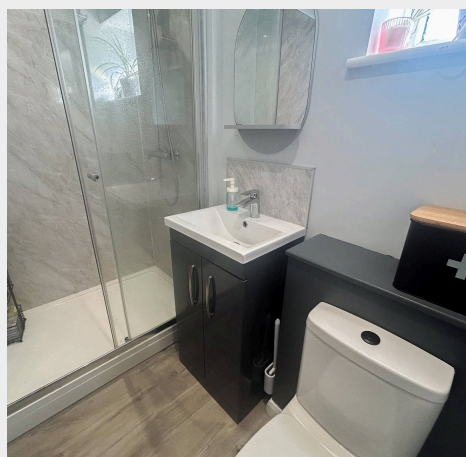


The property is located at the northern end of Barnmead which in turn is located off the Balcombe Road on the northern side of town within a 10 minute walk of the railway station. An alleyway leads from Barnmead through to Penland Road and Harlands Primary School. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The property is conveniently close to the leisure centre, 6th form college, Sainsbury's superstore, Waitrose and several food outlets by the station. The town's trendy Broadway with its numerous restaurants, cafés and bars and the main shopping areas are about 1 mile distant. By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, A272 and A/M23 the latter lies about 5 miles to the west at Warninglid or 7.5 miles to the north at Maidenbower (Junction 10A).

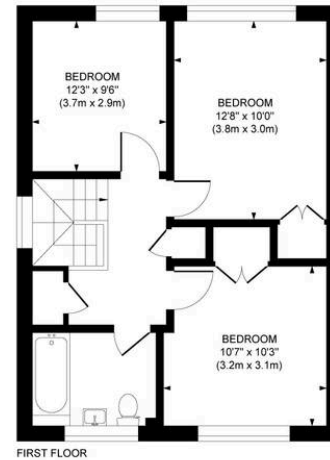
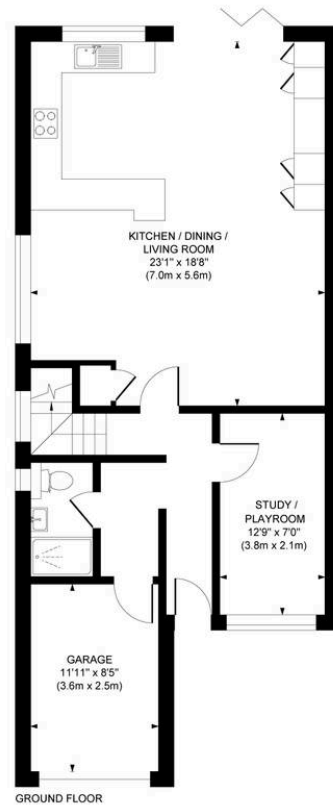
Distances in approximate miles (on foot/car)

Schools: Harlands Primary 0.2, 6th Form College 0.4, Warden Park Secondary Academy in Cuckfield 1.5

Station: Haywards Heath Mainline Station (0.6 miles) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area
1238 sq. ft / 115.02 sq. m



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 decisions reliant upon them.

Mansell McTaggart Haywards Heath
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.