



57a Barnmead, Haywards Heath, West Sussex RH16 1UY

Guide Price £375,000 .. Freehold



**MANSELL
McTAGGART**
Trusted since 1947



A 2 double bedroom end of terrace house occupying a corner plot in this desirable road just to the north of the railway station and close to Harlands Primary School, having the benefit of gardens to the front, side and rear and a garage with parking space behind.

- 2 double bedroom end of terrace house
- Prime residential area near railway station
- 3-4 minute walk to Harlands Primary School
- Bought From Mansell McTaggart 17 years ago
- Modernised in more recent years
- Corner plot gardens providing a suntrap
- Driveway and single garage behind
- Quality Karndean 'Herringbone' flooring on ground floor
- Attractive refitted kitchen with some appliances
- Living room with bifold doors to garden
- 2 double bedrooms & re-fitted shower room
- EPC rating: C - Council Tax Band: C



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, Harlands Primary School, 6th Form College, the Dolphin Leisure Centre, Waitrose 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 4.5 miles to the west at Bolney or Warninglid.

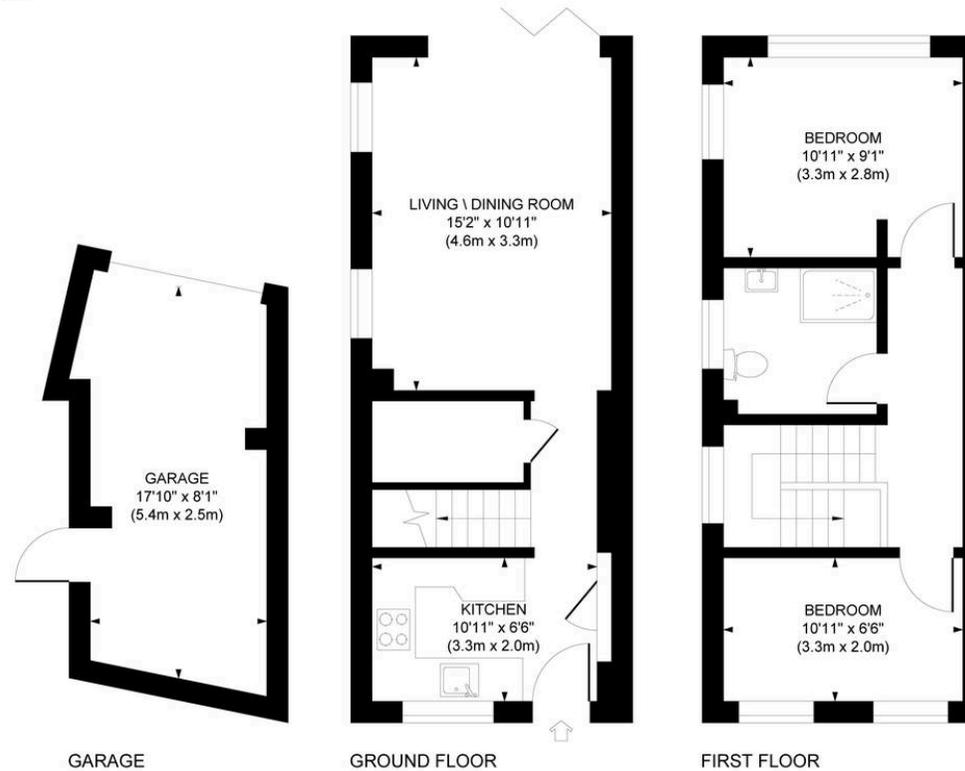
Distances in approximate miles:-

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

Station: Haywards Heath Mainline Station (0.4 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
Main House 644 sq. ft / 59.78 sq. m
Garage 146 sq. ft / 13.57 sq. m
Total 790 sq. ft / 73.36 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.

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