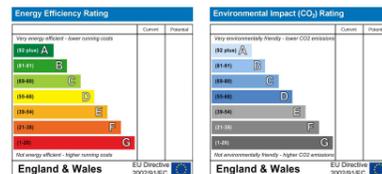


Approx. Gross Internal Floor Area 1197 sq. ft / 111.30 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



BRITISH PROPERTY AWARDS 2022
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PSP HOMES SOUTH ENGLAND (OVERALL)



20 Barnmead, Haywards Heath, West Sussex, RH16 1UZ

Guide Price £500,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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20 Barnmead, Haywards Heath, West Sussex, RH16 1UZ

What we love...

- Modern open-plan layout with kitchen flowing into full-width living space
- Floor-to-ceiling patio doors opening onto a south-westerly garden
- Stylish refitted bathroom with freestanding roll-top bath
- Versatile dining room with direct garage access and conversion potential
- Driveway parking for multiple vehicles in a prime west side location

Guide Price £500,000 - £550,000

The Home...

If you're searching for a modern, open-plan family home in a highly convenient Haywards Heath location, this superbly adapted semi-detached house on the favoured west side will be hard to beat. Positioned within easy reach of the mainline station, Harlands Primary School and both Waitrose and Sainsbury's, the setting is ideal for commuters and families alike.

The current owners have thoughtfully reconfigured the ground floor to create a far more contemporary layout, opening up the wall between the kitchen and main living space to deliver a sociable, free-flowing arrangement that suits modern living perfectly. The standout space is the impressive rear living area, spanning the width of the house, where floor-to-ceiling patio doors flood the room with natural light and create a seamless connection to the garden, a brilliant everyday family space as well as an ideal setting for entertaining. The kitchen is fitted with sleek, modern cabinetry, offering ample storage and preparation space, all now integrated into the wider open-plan layout. In addition, there is a further reception room, currently arranged as a dedicated dining room, providing a more defined yet well-connected space within the home. This room links directly into the garage, offering excellent scope to convert into an additional reception room, home office or gym, if required.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom enjoys a pleasant rear aspect and benefits from fitted wardrobes, while the second bedroom also includes built-in storage. The third bedroom is notably larger than typically found in similar homes and comfortably accommodates a small double. The family bathroom has been completely overhauled to create a stylish and characterful space, centred around a striking freestanding roll-top bath, complemented by contemporary fittings and a separate shower.

Step Outside...

The rear garden has been thoughtfully arranged to offer a low-maintenance yet highly usable outdoor space, enjoying a favourable south-westerly aspect that captures the best of the afternoon and evening sun. Immediately off the house is a generous paved terrace, perfectly positioned for outdoor dining and entertaining, ideal for summer evenings and weekend gatherings. Beyond, the garden is laid to lawn with established planting borders, creating a pleasant balance of greenery and practicality, all enclosed for a good degree of privacy.



To the front, the property is set back with a smart block-paved driveway providing parking for multiple vehicles, alongside access to the garage. The frontage is neatly framed by mature planting, creating an attractive approach while remaining easy to maintain.

The Location...

Tucked away within a quiet and well regarded close on the favoured west side of Haywards Heath, Barnmead is a location that perfectly balances everyday convenience with a strong sense of community. From the doorstep, it is an easy walk to Haywards Heath station, making the morning commute to London or Brighton straightforward, while nearby Waitrose and Sainsbury's provide everything needed for day to day living.

For families, the setting is particularly appealing. Harlands Primary School, one of the town's most sought after, is accessed via a nearby twitten, allowing children to walk to school with ease, while Warden Park Secondary in neighbouring Cuckfield continues the area's strong schooling options. The position also offers excellent connectivity by road, with the A23(M) within easy reach, and the surrounding Sussex countryside just moments away, ideal for weekend walks and a more relaxed pace of life.

The Finer Details...

Tenure: Freehold

Title Number: SX103900

Local Authority: Mid Sussex District Council

Council Tax Band: D

Broadband Speed: Ultrafast 1000 Mbps

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers check personally before proceeding.

