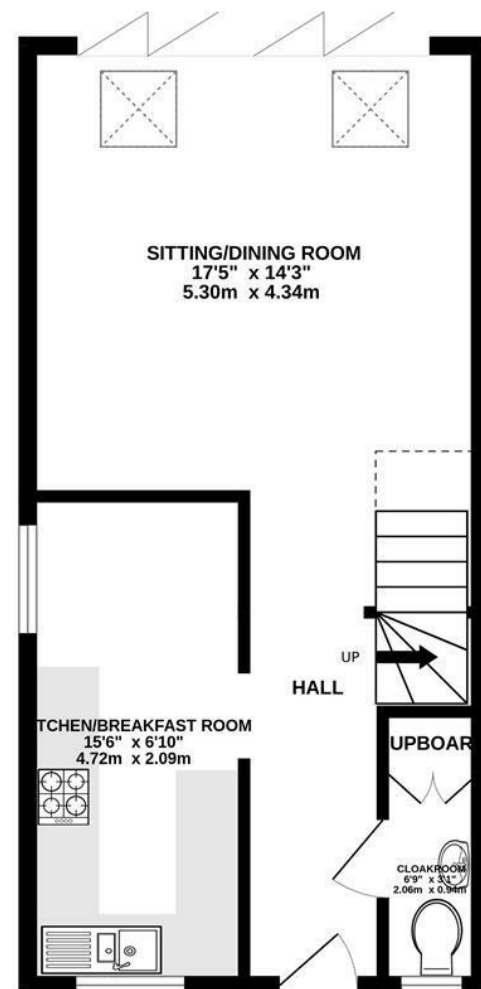
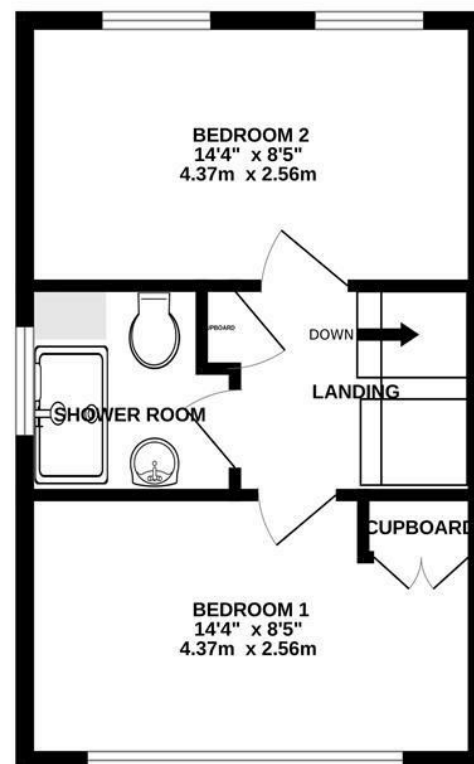


GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.

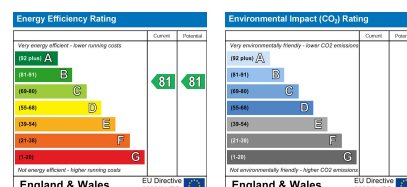


1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metreplex ©2025



108a Barnmead, Haywards Heath, West Sussex, RH16 1XA

Guide Price £400,000 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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108a Barnmead, Haywards Heath, West Sussex, RH16 1XA

What we like....

- \* Unique detached home on favoured west side of Haywards Heath, built in 2014.
- \* Two good size double bedrooms
- \* Sunny south-west facing garden.
- \* Walk of the station and in highly regarded Harlands Primary catchment area.
- \* No chain means a swift move is possible

Guide Price £400,000 - £425,000

Welcome Home

This unique, modern detached home was built in 2014 to a high specification and is offered for sale in pristine condition with tasteful, neutral décor throughout on the favoured west side of Haywards Heath making it ideal for the station, Waitrose, Sainsburys and Harlands Primary School.

The property was originally configured as a three-bedroom home, but it has been reworked to create two exceptionally generous double bedrooms — a change that could easily be reversed if required.

A wide entrance hall sets the tone with tiled flooring and useful cloakroom. Upon entry your eye is immediately drawn down the hall through to the garden and the layout flows into a bright sitting room with part-vaulted ceiling and bi-folding doors opening to the south/west facing rear garden — creating a seamless connection between inside and out.

The kitchen is smartly finished with sleek white high-gloss cabinetry, granite worktops and a full suite of integrated appliances including oven, hob, microwave, fridge/freezer, dishwasher, and washer/dryer. There’s also a breakfast bar and additional . Subtle LED skirting lights add a modern touch.

On the first floor there are two substantial double bedrooms, each offering excellent proportions. The current layout prioritises space and comfort, but reinstating a third bedroom would be a straightforward project. A modern shower room completes the first floor.

The home is fully double glazed, has been recently redecorated and has gas fired central heating. There is no chain so a swift move is possible.



Stepping Outside

The house is accessed via a private driveway between numbers 106 and 108, with allocated parking for two cars directly in front. A side gate leads to the rear garden which enjoys a sunny south/west aspect and measures approximately 35’ x 25’ — fully enclosed and ideal for outdoor dining or low-maintenance planting. There are beautiful roses that adds pops of colour.

The Location...

Barnmead is a sought after residential close on the favoured west side of town, within short walking distance of the mainline station, Harlands Primary School and Sainsburys/Waitrose Superstores. Haywards Heath mainline station provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Brighton (20 mins) and Gatwick International Airport (20 mins). By car, surrounding areas can be accessed via the A23(M) to the west and the A272 to the east. Harlands Primary school is one of the most highly regarded in the town and easily accessed via a twitten which leads to Harlands Road. For secondary education Warden Park in Cuckfield is the catchment school.

The Finer Details...

Tenure: Freehold  
Title Number: WSX348144  
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.

