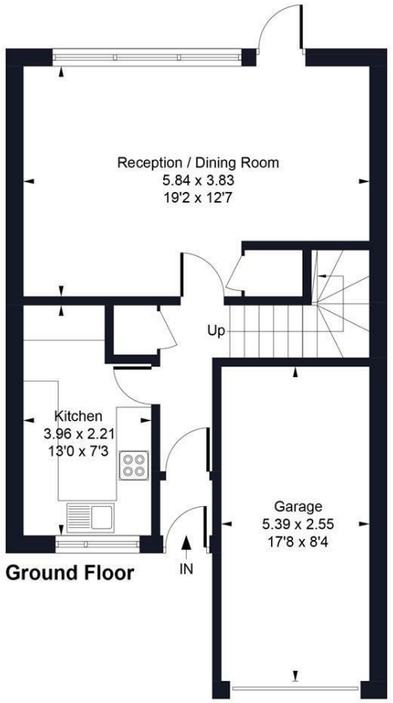
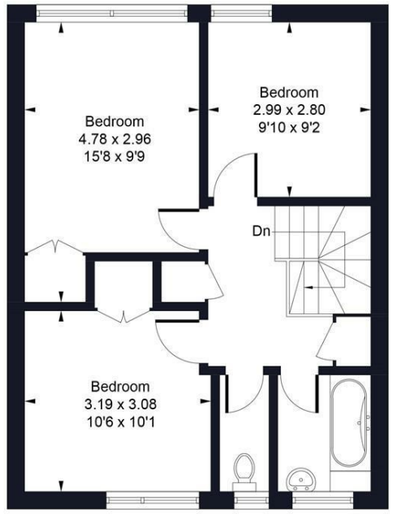


Ground Floor



First Floor

Approximate Gross Internal Area = 87.88 sq m / 946 sq ft
Garage = 13.99 sq m / 151 sq ft
Total = 101.87 sq m / 1097 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © **The Light Room**

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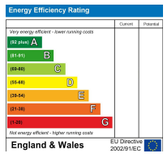

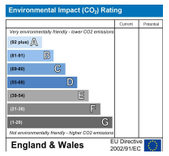

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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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5 Things We Love

The Exceptional Plot: One of the largest plots on Barnmead, offering space, privacy and enormous potential for the future.

Scope to Extend: An exciting opportunity to enlarge and reimagine the house, subject to the necessary planning permissions and consents.

Characterful Details: Original parquet flooring and generous picture windows bring character and natural light to the rear reception room.

A Superb Location: Set on the favoured west side of Haywards Heath, within easy walking distance of the mainline station.

A Home for the Future: Three well-proportioned bedrooms, driveway parking and a generous corner plot provide the foundations for a fantastic long-term family home.

Enjoying a highly convenient Haywards Heath location on the favoured west side of town, this three-bedroom semi-detached home occupies an exceptionally large plot, one of very few of this size in the area. Offering excellent scope for modernisation and extension, subject to the necessary consents, the property presents an exciting opportunity to create a superb long-term family home. Within easy walking distance of the mainline station, Harlands Primary School and both Waitrose and Sainsbury's, the setting is ideal for commuters and families alike.

The Home...

The kitchen is fitted with a range of wall and base units, with space for freestanding appliances and a traditional serving hatch opening into the adjoining reception room. Spanning the full width of the rear of the property, the living/dining room is a particularly generous space, with large picture windows overlooking the rear garden and original parquet flooring adding a touch of character. For those looking to create a more contemporary layout, there is excellent potential to extend into the garden, subject to the necessary consents, to create an impressive open-plan kitchen, dining and living space.

Completing the ground floor are an understairs storage cupboard and a hallway cupboard housing the hot-air circulation system.

Upstairs, the property benefits from the well-balanced bedroom proportions typical of houses of this era. There are three bedrooms, comprising two good-sized doubles and a generous single, with fitted storage to both of the double bedrooms. A separate bathroom and WC provide practicality for family living, while an airing cupboard offers additional storage.

The Outside...

This is where the property really comes into its own. Occupying a generous corner plot, the house offers a fantastic opportunity for a growing family looking to create a long-term home with room to evolve. To the front, a sizeable driveway provides off-road parking for multiple vehicles and leads to a part-integral garage, with neighbouring properties having converted similar spaces to provide additional accommodation, offering inspiration for the potential here, subject to the necessary consents.

To the rear, the garden is one of the largest along Barnmead, with a well-established and lovingly maintained feel. Well-stocked flowerbeds and mature borders frame a substantial area of lawn, providing plenty of space for children to play, family gatherings and outdoor entertaining. Combined with the size of the plot and the potential to extend the existing accommodation, this is a particularly appealing setting for buyers looking to put down roots and create a home for the years ahead.

The Location...

Barnmead enjoys a particularly convenient position on the favoured west side of Haywards Heath, an established and popular residential area that appeals to families, professionals and those looking for excellent transport connections without compromising on space. The neighbourhood offers a settled residential feel, with local amenities, schools and the town's mainline railway station all within easy reach, making it an excellent base for both work and family life.

For commuters, Haywards Heath mainline station is within a comfortable walking distance, providing regular services to London Victoria, London Bridge and Brighton. This makes the location particularly attractive for those travelling into the capital or along the south coast, while the convenience of being able to walk to the station adds to the appeal of everyday living here. Day-to-day shopping is well catered for, with both Waitrose and Sainsbury's nearby, alongside a wider selection of supermarkets, independent shops, cafés, restaurants and essential services in Haywards Heath town centre. Whether picking up the weekly shop, meeting friends for coffee or enjoying an evening out, much of what you need is readily accessible from home. Families are particularly well served, with Harlands Primary School within easy reach, alongside a selection of other local primary and secondary schools. The town also offers a range of leisure facilities, sports clubs and recreational opportunities, catering for a variety of interests and age groups.

Beyond the immediate neighbourhood, Haywards Heath is surrounded by the beautiful Sussex countryside, with the rolling landscapes of the High Weald and the nearby South Downs providing an abundance of opportunities for walking, cycling and enjoying the outdoors. The nearby villages offer traditional pubs, independent businesses and a more rural pace of life, while the coast is accessible for days out and the surrounding road network provides connections to neighbouring towns and villages. For those seeking a well-connected home in an established residential setting, Barnmead offers a particularly appealing combination. Its position on the west side of town, proximity to the station and everyday amenities, and access to both schooling and open countryside make it a location well suited to modern family life. Combined with the generous plots found along the road, it is easy to understand the enduring appeal of this part of Haywards Heath.

The Finer Details...

Tenure: Freehold
Title Number: SX103900
Local Authority: Mid Sussex District Council
Council Tax: Band D
EPC Rating: To be confirmed
Estate Charge: N/A
Broadband: Availability and speeds to be confirmed
Parking: Driveway parking for multiple vehicles
Garage: Part-integral garage
Heating: The heating system is currently not working.
Occupancy: Vacant possession
Chain: No onward chain