



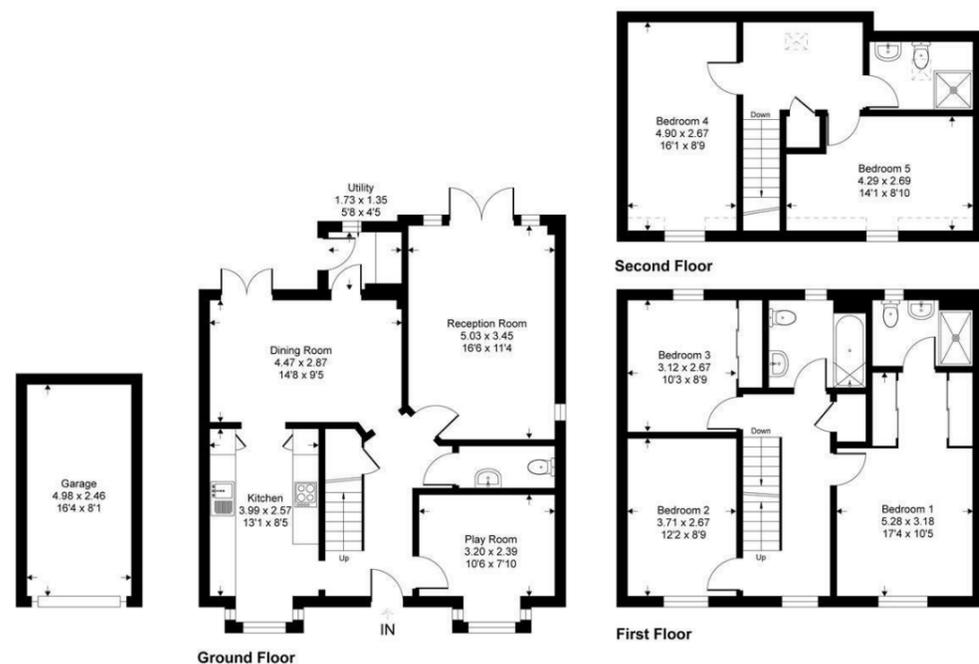
### Larkspur Drive, RH15

Approximate Gross Internal Area = 160.9 sq m / 1732 sq ft

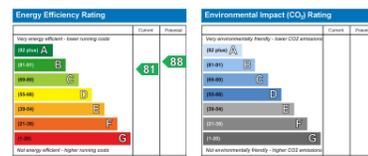
Approximate Garage Internal Area = 12.2 sq m / 132 sq ft

Approximate Total Internal Area = 173.1 sq m / 1864 sq ft

(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



83 Larkspur Drive, Burgess Hill, RH15 0UL

Guide Price £600,000 Freehold

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## 83 Larkspur Drive, Burgess Hill, RH15 0UL

### What We Like.

- \* Enjoying a private position within the highly regarded Ote Park development.
- \* Light, spacious family accommodation over three floors.
- \* Master bedroom with dressing room and en-suite.
- \* Stylish kitchen/dining area.
- \* Garage plus driveway with parking for two cars.
- \* Close to glorious open countryside.

Located in a private position within the desirable Ote Park development in Burgess Hill, this impressive five-bedroom detached family home offers generous and versatile living space set across three floors. Measuring approximately 1,900 sq. ft., the property provides well-planned accommodation ideal for modern family life.

The home benefits from a private rear garden, a driveway with parking for two cars, and a garage, making it as practical as it is spacious. Thoughtfully designed, the layout offers flexibility for growing families, home working, or multi-generational living, all in a quiet and well-connected residential setting.

### Ground Floor

The ground floor offers a spacious and light-filled entrance hall, providing access to a separate playroom, downstairs cloakroom, under-stairs storage cupboard, large rear-facing living room, and a stylish kitchen/dining area. The beautifully appointed kitchen features sleek white cabinetry, striking granite worktops, and a range of integrated appliances including a fridge/freezer, dishwasher, oven, grill, and electric hob. The kitchen flows seamlessly into the dining area, where French doors open to a private patio—an ideal spot for outdoor dining overlooking the garden. Adjacent to the dining area is a separate utility room with a rear door to the garden, offering a practical space for laundry appliances and additional storage. The spacious, dual-aspect living room is bathed in natural light and also features French doors opening directly onto the rear garden, perfect for family living and entertaining. To the front of the property is a dedicated study, complete with a bay window, offering an ideal space for a home office or quiet reading room.

### First & Second Floor

The first floor boasts a generously sized master bedroom, complete with a through dressing area featuring sliding mirrored wardrobes, leading to a beautifully spacious en-suite shower room. Two additional double bedrooms are also located on this level, one benefiting from built-in sliding wardrobes that provide excellent storage solutions. These bedrooms are served by a well-appointed family bathroom, completing the first-floor accommodation.

The second floor comprises a landing with storage cupboard and doors leading to two further double bedrooms and an additional shower room. The expansive landing space has been cleverly utilized by the current owners to accommodate a desk, creating a versatile area that can serve as a second study or home office.

### Outside

To the front of the property, mature hedging frames an attractive storm porch that leads to the front door, enhancing the home's curb appeal.

The private rear garden offers a peaceful and secure outdoor space, featuring a paved terrace ideal for outdoor dining and entertaining, with the rest of the garden laid to lawn. Enclosed by a charming brick wall, the garden also includes raised beds planted with a variety of mature flowers and shrubs, creating a colourful and well-established setting. A bespoke hidden den provides a delightful play area for young children, thoughtfully integrated into the garden design. Rear gated access leads directly to the driveway, which provides off-road parking for two cars, and access to the garage via an up-and-over door.



### Location

Larkspur Drive lies in the north eastern part of Burgess Hill and forms part of the Ote Hall Park development, built by Bloor Homes in 2012 which provides a picturesque square and a well maintained childrens playpark.

Wivelsfield main line station is around a ten minute walk and the 'Worlds End' area provides an array of shops including convenience store, fish and chip shop, barbers, hairdressers, newsagents and dog groomers. For more extensive shopping Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl. Janes Lane Recreation Ground is also nearby with football pitches and a playpark. By car, the A23(M) lies 4.5 miles west at Hickstead and provides swift links to the M23/M25 motorway network.

Burgess Hill is ideally positioned for those who enjoy the outdoors, being surrounded by beautiful countryside and picturesque Sussex villages such as Ditchling and Hurstpierpoint. The town is also exceptionally well-served by road and rail, with direct connections to London, Brighton, Gatwick Airport, Lewes, and Haywards Heath, making Larkspur Drive an ideal location for both town and country living.

### The Finer Details

Tenure: Freehold

Title Number: WSX365587

Local Authority: West Sussex

Council Tax Band: F

Available Broadband Speed: Ultrafast up to 1000

Management Service Charge: Approximately £350 per annum

EPC Rating - B

